



An  
Bord  
Pleanála

**Board Direction**  
**BD-012963-23**  
**ABP-314506-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

Having regard to the pattern of development in the area, its residential zoning under the Dun Laoghaire Rathdown County Development Plan 2022-2028, and to the standards for the development of infill development set out in section 12.3.7.7 and Policy HER21 of that Plan, it is considered that the proposed development by virtue of its height, scale, bulk, massing and design rationale would be excessively dominant and visually incongruous in this setting and would negatively impact on the visual amenity and character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Tom Rabbette

**Date:** 20/07/2023