

An
Bord
Pleanála

Board Direction
BD-014189-23
ABP-314619-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2023.

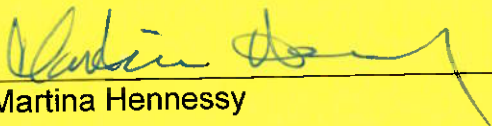
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is situated at a prominent location within the Dalkey Village Architectural Conservation Area. The design of the second-floor level extension to 116 Coliemore Road, notwithstanding revised proposals submitted with the appeal, would be visually obtrusive, would fail to enhance the streetscape character and would adversely affect the overall character of this part of the Dalkey Village Architectural Conservation Area. The development would, therefore, be contrary to Policy Objective HER13, section 12.11.3 and section 12.11.4 of the Dún Laoghaire Rathdown County Development Plan 2022-2028. The development would adversely affect an architectural conservation area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of the proximity of the second floor to the neighbouring residential properties to the south-east, would, if permitted be visually obtrusive and would be injurious to the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board shared the concerns of the planning authority regarding impacts of the proposed development on residential amenity and considered that the proposed second floor, notwithstanding revised proposals submitted with the appeal, would be visually obtrusive and would be injurious to the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Martina Hennessy

Date: 18/10/2023