

An  
Bord  
Pleanála

**Board Direction**  
**BD-012734-23**  
**ABP-314684-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/06/2023.

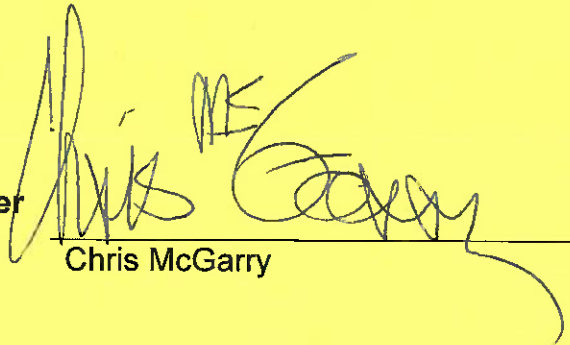
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The application site is a restricted site located to the side of No. 337A Pearse Drive. The proposed development, by reason of overall design, scale and layout, distances from site boundaries and lack of adequate private open space to serve the proposed dwelling, and resultant reduction in open space to serve the existing dwelling at 337A Pearse Drive, would represent overdevelopment of the site, and would result in overshadowing and visual overbearance impacts on the existing dwelling at 337A Pearse Drive. The proposed development would not comply with Section 12.3.7.7 Infill of the Dún Laoghaire Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the provisions of the Dún Laoghaire Rathdown County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its design, scale, bulk and layout, including its front building line to Pearse Drive, on this restricted site would be visually incongruous on the Pearse Drive and Pearse Green streetscape, and as viewed from adjoining properties. The proposed development would detract from the visual amenities of the area and would set a poor precedent for similar

type development in the area. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

**Board Member**



Chris McGarry

**Date:** 03/07/2023