

**An  
Bord  
Pleanála**

**Board Direction  
BD-014919-23  
ABP-314950-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/12/2023.

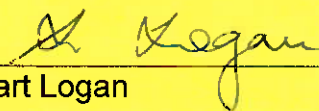
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. The proposed development, which includes the demolition of the existing dwelling and the construction of a replacement dwelling, would be contrary to Section 12.3.9 (Demolition and Replacement Dwellings) and Section 3.4.1.2, Policy Objective CA6 (Retrofit and Reuse of Buildings) of the Dun Laoghaire-Rathdown County Development Plan, 2022-2028, where it is the policy of the planning authority to require the retrofit and reuse of existing buildings rather than their demolition and reconstruction where possible. Furthermore, the proposed development would, if permitted, set an undesirable precedent for similar type development in the area in the absence of a strong justification for the demolition of the existing habitable house at no. 33 Knocknacree Park. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The application site is zoned Objective A - 'To provide residential development and improve residential amenity while protecting the existing residential amenities' in the Dun Laoghaire-Rathdown County Development Plan 2022-2028. Having regard to the sloping and elevated configuration of the site and the proximity of dwellings to the east and west, the proposed development would, by reason of its height, design, massing, fenestration and terracing, be physically overbearing and excessively overlook

adjoining properties. The proposed development would be visually dominant when viewed from its surroundings, would seriously injure the visual and residential amenities of the area and properties in the vicinity of the site, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Stewart Logan

**Date:** 21/12/2023