

An  
Bord  
Pleanála

**Board Direction**  
**BD-015810-24**  
**ABP-315564-23**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/03/2024.

The Board decided by a majority of 2:1 to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

The proposed design amendments would result in dwellings with a varied and inconsistent design approach that lack a cohesive architectural expression. The design amendments would compromise the visual coherence and integration of the approved development and would result in a discordant development that would have an adverse impact on the visual amenity of the area. As such the design amendments would fail to create a sense of place in line with Policy 12.3.1: Quality Design of the Dún Laoghaire-Rathdown County Development Plan 2022–2028. Additionally, the proposed amendments to the dwelling on Site 10, by reason of the excessive height, bulk and depth of the dwelling and garage in close proximity to the boundary, would result in the creation of a sense of enclosure and an overbearing and injurious impact on the residential amenity of the dwelling and garden area at No. 11 Hillfield, Shankhill House, and the visual amenity of the wider area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Una Crosse

**Date:** 12/03/2024