

An
Bord
Pleanála

Board Direction
BD-015248-24
ABP-315610-23

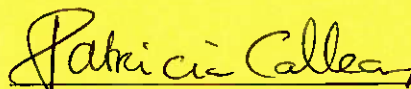
The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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

Reasons and Considerations

It is considered that the development proposed to be retained comprising a standalone structure for habitable use, which is entirely separate to the main dwelling, would be contrary to the relevant provisions of the Dún Laoghaire Rathdown County Development Plan 2022- 2028, particularly Sections 12.3.7.3 ('Family Member/Granny Flat' Extension), 12.3.7.4 (Detached Habitable Room) and 12.3.7.5 (Corner/Side Garden Sites). The development proposed to be retained would result in a substandard standalone residential unit on a restricted site with substandard access arrangements and would set an undesirable precedent for similar types of development elsewhere in the area. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Patricia Calleary

Date: 29/01/2024