

An
Bord
Pleanála

Board Direction
BD-012610-23
ABP-315959-23

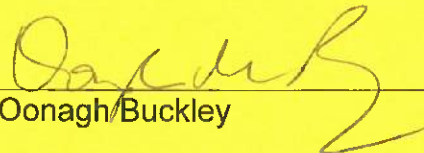
The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/06/2023.

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

Reasons and Considerations

The application site is zoned in an area zoned 'existing residential' with the objective to protect and/or improve residential amenity in the South Dublin county Development Plan 2022-2028. The proposed development would comprise a substandard dwelling unit which would meet either the development plan standards for 'family flat' development nor the standards for independent corner site residential units. The proposed development would, therefore, seriously injure the residential amenity of the existing house on site and the residential amenity of future occupants of the proposed dwelling unit. The proposed development would, therefore, materially contravene a zoning objective set out in the current Development Plan and would be contrary to the proper planning and sustainable development of the area.

Board Member


Oonagh/Buckley

Date: 27/06/2023

