

An  
Bord  
Pleanála

**Board Direction**  
**BD-013145-23**  
**ABP-316181-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/08/2023.

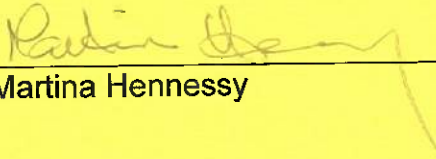
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

#### **Reasons and Considerations**

1. Having regard to the harmonious streetscape and consistent form of residential dwellings within the immediate vicinity, the Board considered that the overall design of the proposed development would constitute an incongruous form of development, would not integrate well within the existing streetscape or retain the physical character of the area and would set an undesirable precedent. It would therefore fail to accord with Policy Objective 4.3.1.2 and Section 12.3.7.7 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed development, the Board was not satisfied that sufficient information was provided to justify the demolition of an existing dwelling, contrary to Policy Objectives CA6 and PHP19 and Sections 12.3.9 and 3.4.1.2 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, whereby it is the Council's policy objective to require, where possible, the retrofitting and reuse of existing buildings rather than their demolition and

reconstruction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Martina Hennessy

**Date:** 03/08/2023