

An
Bord
Pleanála

Board Direction
BD-019840-25
ABP-316470-23

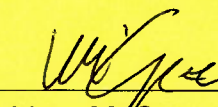
The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/05/2025.

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 proposed density, overall design, scale, bulk and massing of the proposed development, in close proximity to adjacent residential property at Cranley House, and by reason of the lack of sufficient setback from same, it is considered that the proposed development would appear overbearing and visually dominant when viewed from Cranley House to the north and Dundrum Road to the east. The proposed development would also give rise to significant overlooking impacts and undue loss of privacy to Cranley House to the north. The proposed development would, therefore, be contrary to policy objectives PHP18 and PHP20 of the Dun Laoghaire Rathdown County Development Plan 2022 – 2028, in relation to the protection of residential amenity, and would be contrary to the Building Height Strategy of the Dun Laoghaire Rathdown County Development Plan 2022 – 2028, as set out at Appendix 5, Table 5.1 of the Development Plan, and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member


Liam McGree

Date: 03/06/2025