

An
Bord
Pleanála

Board Direction
BD-015693-24
ABP-317450-23

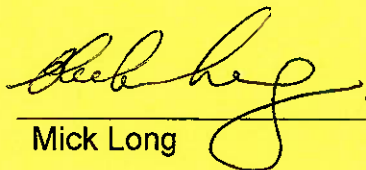
The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/03/2024.

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

Reasons and Considerations

Having regard to the design and scale of the timber cabin structure (referred to as a single storey detached office/storage unit) and the wall for which retention permission is sought, and their siting forward of the established building line of the houses on Saint Enda's Drive and adjacent to neighbouring properties, it is considered that the development represents a haphazard form of development and an overbearing and incongruous intervention to the existing streetscape that is out of character with the pattern of development in the area and would seriously injure the residential and visual amenities of properties in the vicinity. The development would, therefore, be inconsistent with the 'RES' zoning objective for the area under the South Dublin County Development Plan 2022 – 2028, which seeks "to protect and/or improve residential amenity". It is further considered that the retention of the development would set an undesirable precedent for other similar development and consequently would be contrary to the proper planning and sustainable development of the area.

Board Member


Mick Long

Date: 04/03/2024