



An  
Bord  
Pleanála

**Board Direction**  
**BD-015710-24**  
**ABP-317466-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/02/2024.

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 Criteria for residential development in the Dún Laoghaire Rathdown County Development Plan, 2022-2028 and in particular Section 12.4.8.1 and Section 12.4.8.2 and on the information submitted with the application and appeal and having regard to the design and layout of the proposed development, it is considered that the proposed car parking arrangement will provide for a poor interface with the street and result in a poor level of daylight inside the dwellings. Furthermore, it has not been demonstrated that adequate and safe traffic turning movements on to the public road can be achieved without causing obstruction to road users. The development as proposed would be visually incongruous in this setting resulting in a negative impact on the visual amenity and character of the area, would give rise to substandard residential amenity for future occupiers of the proposed development and would set an undesirable precedent for similar such development. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

Peter Mullan

**Date:** 04/03/2024