



An
Bord
Pleanála

Board Direction
BD-015564-24
ABP-317576-23

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

The Board, by majority decision (2:1) 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, scale, bulk and height of the proposed rear extension, and its relationship with the existing dwelling and immediately adjacent properties, and to the pattern of development in the area, it is considered that the development would be overly dominant, would be out of character with the streetscape, and would seriously injure the amenities of property in the area. The proposed development would, therefore, detract from the existing pattern of development in the area, would be contrary to section 12.3.7.1 of the Dun Laoghaire- Rathdown County Development Plan 2022-2028 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Joe Boland

Date: 27/02/2024