



An
Bord
Pleanála

Board Direction
BD-016731-24
ABP-318094-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/06/2024.

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

Reasons and Considerations

1. The proposed development, by reason of its excessive height relative to surrounding buildings, its bulk and massing, building line and roof design, would be out of character with the pattern of development in the vicinity, would constitute a visually discordant feature that would be detrimental to the character of this area and would not be in accordance with Section 12.3.7 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 pattern of development in the area and the scale of development proposed, it is considered that the proposed extension, by reason of its scale, bulk and its prominent end of terrace location, would seriously injure the residential amenities of adjoining properties by reason of overbearance and would not be in accordance with Policy Objective PHP20 or Zoning Objective A of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Patricia Callear

Patricia Callear

Date: 19/06/2024