



An
Bord
Pleanála

Board Direction
BD-017445-24
ABP-318121-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/09/2024.

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 A zoning objective for the site which seeks to "provide residential development and improve residential amenity while protecting existing residential amenities", and Section 12.3.7.4 (Detached Habitable Rooms) of the Dun Laoghaire Rathdown Development Plan 2022 – 2028 which requires that such rooms should be modest in floor area and scale, and to the proposed height and two storey design, it is considered that the development would be out of scale and character in comparison with the existing dwelling as well as the pattern of development in the vicinity of the appeal site and would appear visually incongruous when viewed from surrounding properties. The proposed development would be contrary to the A zoning objective pertaining to the site, would be contrary to the provisions set out in Section 12.3.7.4 of the Development Plan 2022-2028 in respect of habitable rooms, would set an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Joe Boland

Date: 12/09/2024