



An
Bord
Pleanála

Board Direction
BD-016811-24
ABP-318417-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

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

Reasons and Considerations

The proposed extension would be out of character and would not integrate with the existing house and neighbouring properties and would be visually obtrusive on the streetscape. The proposed development would impact negatively upon the visual and residential amenities of the area, would be contrary to Section 12.3.7.1 (i) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 ('Extensions to Dwellings – Extensions to the Front'), by virtue of its negative visual impact and the reduction of the length of the subject site's driveway below the six metres length requirement. The development, if permitted, would set an undesirable precedent for similar types of development on similarly constrained sites. The proposed development would, therefore, be contrary to the zoning objective of the area, which is Objective 'A' to provide residential development and improve residential amenity while protecting the existing residential amenities and would be contrary to the proper planning and sustainable development of the area.

Board Member

Una Crosse

Date: 21/06/2024