



An
Bord
Pleanála

Board Direction
BD-017877-24
ABP-319465-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2024.

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 policies and objectives of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the 'A' zoning objective of the site which seeks to provide for residential development while protecting existing residential amenities, to SPPR 1 of the Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities (2024) which requires a separation distance of at least 16 metres between opposing windows serving habitable rooms above ground floor level, to the design and layout of the proposed second floor extension and to the pattern of development in the immediate vicinity of the site, it is considered that the proposed development would have negative overbearing impacts on the adjoining property to the west, and would result in overlooking of habitable rooms and private amenity space of that adjoining property. It is therefore considered that the proposed development would unduly impact upon adjoining residential amenities, would be contrary to the provisions of Section 12.3.7.1 Extensions to Dwellings in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would set a poor precedent for future development in the area and would be contrary to the proper planning and sustainable development of the area.

Board Member

Mary Gurrle
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Date: 1810/2024