

An
Bord
Pleanála

Board Direction
BD-017714-24
ABP-319528-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2024.

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

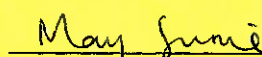
Reasons and Considerations

The storage shed structures for ancillary residential use would be contrary to the land uses permissible on land zoned Objective F under the Dún Laoghaire-Rathdown County Development Plan, 2022-2028 which seeks to preserve and provide for open space with ancillary active recreational amenities.

Furthermore, the retention of the two storage shed structures would constitute a visually discordant feature that would be detrimental to the special character of the 'Crosthwaite Park' Architectural Conservation Area (ACA), which is afforded protection under Section 11.4.2.1 Policy Objective HER13 and Sections 12.11.3 and 12.11.4 of the development plan, and would set an undesirable precedent for the proliferation of such structures.

The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Mary Gurrie

Date: 07/10/2024