

An  
Bord  
Pleanála

**Board Direction**  
**BD-017710-24**  
**ABP-319817-24**

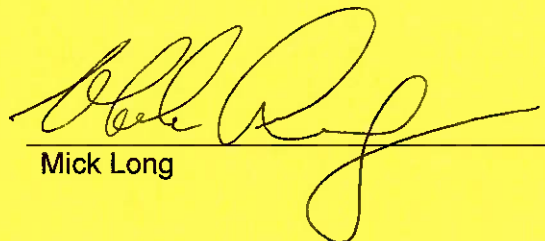
The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/10/2024.

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

**Reasons and Considerations**

Having regard to the proposed development and development proposed to be retained the Board is not satisfied that the applicant would meet the requirements of Section 12.6.8 (Residential Consolidation) of the South Dublin County Development Plan 2022-2028 with respect to 'Extensions and Family 'Flats' and has not demonstrated a genuine need to provide semi-independent accommodation for an immediate family member (dependent on the main occupants of an existing dwelling). The Board concluded by reason of the layout and siting of the proposed connecting link corridor, that the proposed development would result in a poor design that differs significantly from the appearance of the existing dwelling and would not enable the existing habitable structure for which retention is sought and the existing house to be read as a single planning unit and would also permanently subdivide the private amenity area which would seriously injure the residential amenity of existing residents. The development would have a negative impact on the residential amenity of neighbouring properties and would seriously injure the amenity of residents of the subject property. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Mick Long

**Date:** 02/10/2024