



An
Bord
Pleanála

Board Direction
BD-018092-24
ABP-320115-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/11/2024.

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

Reasons and Considerations

1. Having regard to the scale and form of the structure, as constructed, in particular to the footprint, height, fenestration and proximity to site boundaries, it is considered that the development proposed to be retained would constitute overdevelopment of the site and comprise a visually dominant feature which would seriously injure the visual and residential amenities of the established house and adjacent properties. The development proposed to be retained would be contrary to the 'RES' land use zoning objective, Policy H14, H14 Objective 1, and Section 12.6.8 of the South Dublin County Development Plan 2022-2028, which seek to protect residential and visual amenities, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the inconsistency between the planning application drawings and the development, as constructed, and in the absence of clarity of the use of the structure given the development, as constructed, and the subdivision of the site, the Board is not satisfied that the applicant has demonstrated that the development proposed to be retained sufficiently

corresponds with the development, as constructed. In such circumstances, the Board is precluded from granting permission for the development proposed to be retained.

Board Member



Marie O'Connor

Date: 06/11/2024