



An  
Bord  
Pleanála

**Board Direction**  
**BD-018403-24**  
**ABP-320488-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2024.

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 development, by reason of its design, scale and visual appearance, would be out of character with the existing property and existing residential properties in the vicinity, would conflict with section 12.3.7.1 (Extensions to Dwellings) of the Dun Laoghaire Rathdown County Development Plan 2022-2028, which requires that all new domestic extensions and alterations at roof and attic level harmonise with the existing structure, adjacent structures and have regard to the impact of the proposal on existing streetscapes, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Liam McGree

**Date:** 06/12/2024