



An  
Bord  
Pleanála

**Board Direction**  
**BD-018694-25**  
**ABP-320533-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/01/2025.

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 pattern of existing and permitted development in the area, the nature, scale and design of the proposed development in a constrained site, together with Section 4.3.1.5 Policy Objective PHP22 (Mews Lane Housing) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the proposed development would be out of scale, proportion and character with the existing built form on Montpelier Lane and would seriously injure the visual amenities of the area. The proposed development would also give rise to significant overbearance on, and overlooking of, neighbouring properties and would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

**Board Member**

  
Mary Gurrie

**Date:** 22/01/2025