



An
Bord
Pleanála

Board Direction
BD-018994-25
ABP-320570-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/02/2025.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the relevant provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, to the planning history of the site, to the site location adjoining a protected structure and to the specific internal layout and fenestration of the proposed units, it is considered that the proposed development, by reason of its height, layout, fenestration, and use of materials would not respect the height and massing of the protected structure and would seriously injure the residential amenity of potential future residents by reason of a substandard form of layout of, and aspect from, the first floor bedrooms. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the assessment of the Inspector that the height and massing of the proposed dwellings would negatively impact the protected structure and that the corresponding recommendation to omit the proposed second floor might provide a more appropriate built relationship with adjacent properties. However, the Board further considered that the composition of the façade is unresolved, the proposed material palette is disharmonious with the adjacent protected structure and that the residential amenity for potential future occupants is diminished particularly with

regards to daylight and sunlight to first floor bedrooms. Furthermore, this issue is especially important given the recommendation of the Inspector to reduce the proposed dwellings from four to two bedrooms. The Board considered the extent of redesign required to resolve these issues could not be adequately addressed by the application of conditions.

Board Member

Eamonn James Kelly
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Date: 24/02/2025