

An  
Bord  
Pleanála

**Board Direction**  
**BD-019352-25**  
**ABP-321593-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/04/2025.

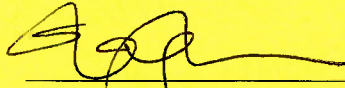
The Board decided, in a majority 2:1 decision, to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Reasons and Considerations**

The Board considered, on the basis of the information submitted with the application and appeal, that there is not a sufficiently robust justification for the demolition of the existing dwelling at the subject site to facilitate the construction of a replacement dwelling, or an adequate demonstration that the existing dwelling cannot be remodelled, retrofitted and reused to improve energy efficiency and residential amenity has been provided. The proposed development would therefore be inconsistent with Policy Objective CA6: Retrofit and Reuse of Buildings and Policy Objective PHP19 Existing Housing Stock – Adaption, and it would not accord with the provisions of Section 12.3.9 Demolition and Replacement Dwellings of the Dun Laoghaire Rathdown County Development Plan 2022-2028.

Furthermore, the proposed development, if permitted, would set an undesirable precedent for the demolition of existing dwellings and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
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Emer Maughan

**Date:** 01/04/2025

**Note**

The Board considered and addressed the application documentation relating to the proposed replacement dwelling, and in this regard noted and shared the opinion of the Planning Authority that the proposed replacement dwelling would not result in any undue overbearance, overshadowing or overlooking impacts to the surrounding environment and that the design of the replacement dwelling would successfully integrate into the surrounding streetscape and that no significant visual impacts would arise. However, this does in itself, change the single substantive reason for refusal set out above.