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Bord
Pleanála

Board Direction
BD-019584-25
ABP-321656-25

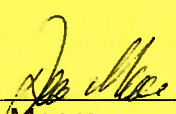
The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/05/2025.

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 size and shape of the site, it is considered that, by reason of its height, the proposed site layout and its relationship with the existing dwelling on site, the proposed development would constitute overdevelopment of a constrained site. Furthermore, it is considered that the proposed development would be contrary to Section 12.3.7.6 (Backland Development) of the Dun Laoghaire-Rathdown County Development Plan 2022-28 and SPPR 1 (Separation Distances) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), would seriously injure the amenities of the future occupants of the proposed development and of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member


Declan Moore

Date: 06/05/2025