

An
Bord
Pleanála

Board Direction
BD-019483-25
ABP-321662-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/04/2025.

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

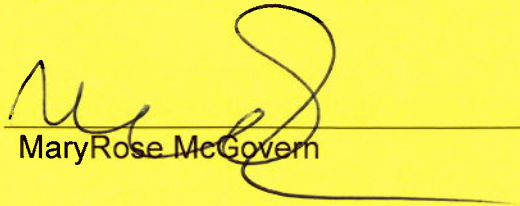
Reasons and Considerations

Having regard to Section 12.3.7.4 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, and Condition 11 of the planning authority's permission D20A/0786 on this site, and having regard to the scale of the development and the exposed nature of the site, it is considered that the development proposed to be retained would have an incongruous and obtrusive appearance breaking the building line, would be out of character with the pattern of development in the area, would seriously injure the visual and residential amenity of the adjoining properties, and 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 agreed with the Inspector's opinion regarding the significant visual impacts of the development on approach along Avondale Road, from the northeast, arising from the orientation of the building relative to the front facades, and the lack of mature planting, resulting in the structure being out of character with the pattern of development in the area. The Board also agreed with the inspector that the new drawings proposed a somewhat unorthodox roof design, but it disagreed that the

proposed mitigation measures were adequate to address the incongruity and obtrusiveness of the structure proposed to be retained. The development proposed to be retained, therefore, would be contrary to the proper planning and sustainable development of the area.

Board Member


MaryRose McGovern

Date: 16/04/2025