



Planning and Development Acts 2000 to 2019

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D19A/0276

APPEAL by Barry Fitzgibbon care of Diarmuid Ó'Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 18th day of June, 2019 by Dun Laoghaire Rathdown County Council to refuse permission to the said Barry Fitzgibbon.

Proposed Development: Permission for construction of a detached split level dwellinghouse with dormer roof and a vehicular entrance, to the side of the existing detached two-storey house, all at Fairways, Violet Hill, Church Road, Killiney, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

It is the policy of the planning authority, as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022, to promote high quality design (Policy UD1: Urban Design Principles and Section 8.2.3.1 Quality Residential Design refers). This policy is considered to be reasonable. Having regard to the visually prominent location of this infill site at the main junction of the Violet Hill roadway, and to the established built form and character of the area, it is considered that the proposed development would be incongruous in terms of its design, which would be out of character with the streetscape and would set an undesirable precedent for future development in this area. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, in relation to urban development and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.