



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0475

APPEAL by Hamilton Harrow Developments Limited care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 28th day of August, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Modifications to the internal access road and curtilage of Harrow House and the construction of one number two-storey detached dwelling (five bedroomed 299 square metres in area). The development provides for a new internal vehicular access road to serve the new dwelling off the existing internal vehicular access road serving Harrow House, open space, car parking, landscaping, boundary treatments, site development works and services provision on a site of circa 0.47 hectares at Harrow House, 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

Having regard to the quantum of development proposed, providing a total of two units within a site area of 0.47 hectares, the Board considered that the resultant residential density and mix of house types failed to comply the requirements of the Sustainable Residential Development in Urban Areas, Guidelines for Planning Authorities (Department of Environment, Heritage and Local Government, May 2009) and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. 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 refuse permission for reasons of prematurity pending the determination of the road layout for the area and the detailed design for the proposed Bus Priority Scheme, the Board had regard to the recently granted residential developments (An Bord Pleanála Reference Numbers ABP-301334-18 and ABP-301148) along Church Road and considered that the design of the proposed development which is set back from the road edge would not compromise the bus or road objectives on Church Road.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020