



The submissions on this file and the Inspector's report were considered at a Board meeting held on 8th February 2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, by reason of its scale, height, orientation and proximity to the permitted dwelling granted by the planning authority under Planning Authority Reference D14A/0600, would seriously injure the amenities of that permitted dwelling by virtue of overlooking and loss of privacy. Furthermore, by reason of its height and the design of its access from the proposed first floor to the rear garden and its undue proximity to the existing dwelling to the west, it is considered that the proposed development would seriously injure the residential amenities of the property by reasons of overshadowing and overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. 'The Bungalow' is an established single-storey, detached house that comprises a structurally sound, habitable dwelling in good condition. It is a requirement of the current Dún Laoghaire-Rathdown County Development Plan that the planning authority assesses single replacement dwellings within an urban area on a case by case basis, that such replacement dwellings may only be permitted where the existing dwelling is beyond repair due to structural defects, and that a strong justification / rationale be provided by the

applicant for such demolition and replacement. Having regard to the habitable condition of the established house, and to the lack of sufficient justification for its demolition rather than the potential to extend, alter and upgrade the existing house, if required, to provide improvements to the available accommodation, it is considered that the proposed demolition of 'The Bungalow' would be contrary to the provisions of the Dún Laoghaire-Rathdown County Development, would result in the unnecessary loss of good quality housing stock, and would, thus, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 8th February 2018

Maria FitzGerald