

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0162**

An Bord Pleanála Reference Number: PL 06D.246648

**APPEAL** by Don Fallon care of Masterplan Associates of 14A, Knockmeenagh Road, Newlands Cross, Dublin against the decision made on the 29<sup>th</sup> day of April, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Removal of the existing tiled roof to the existing single storey extension to the side of the existing two-storey dwelling and construction of a first floor extension over with a tiled roof to match existing to form a granny apartment with a new front porch entrance and extended sitting room, retention of the existing driveway for the granny apartment and pedestrian gate, new driveway with vehicular access with piers for the use of the existing dwelling, external finishes to match existing, internal alterations and associated site works, all at 33 Beaufield Park, Stillorgan, County Dublin.

## **DECISION**

**REFUSE** permission for the above proposed development based on 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**

1. The application site is located in an area zoned to protect and/or improve residential amenity in the Dún Laoghaire-Rathdown County Development Plan 2016 to 2022. The proposed extension which is forward of the building line, too close to the boundary with adjoining property and out of character with the pattern of development in the area would seriously injure the residential amenity of the area and materially contravene the residential zoning objective for the area as set out in the County Development Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed new vehicular access would require difficult access manoeuvres on a corner site where sightlines are restricted. The proposed new vehicular access would, therefore, endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2016.**