

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16B/0167

An Bord Pleanála Reference Number: PL 06D.246884

APPEAL by Robert Furlong care of Patrycja Rogala of 207 The Park, Clon Brugh, Sandyford, Dublin against the decision made on the 13th day of June, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Two number dormer type windows to the rear flat roof of existing retail unit at numbers 12 and 13 George's Street Lower, Dún Laoghaire, 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

The proposed development, by reason of its height, size and bulk, together with its layout adjoining the boundary with number 11a George's Street Lower, would appear visually overbearing and obtrusive when viewed from the first floor patio and windows of the adjoining property, number 11a George's Street Lower. It is considered that the proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.