

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0331

An Bord Pleanála Reference Number: PL 06D.246984

APPEAL by David Berber care of Future Analytics of 23 Fitzwilliam Square (South), Dublin against the decision made on the 5th day of July, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: One number new two-storey/over basement detached house with attic study (circa 310 square metres), new vehicular entrance, subdivision of site for Electricity Supply Board wayleave to substation and all associated site works at a plot opposite Elm Park House, adjacent to numbers 71 and 72 Grange Wood, Rathfarnham, 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 site of the proposed development forms an area of designated public open space in accordance with condition number 4 of the permission granted under planning register reference number H1043, which forms part of the development of the residential estate of Grange Wood. It is considered that the proposed development, resulting in a significant reduction in the usable public open space serving the estate, would materially contravene condition number 4 of the permission granted under planning register reference number H1043, governing the development of the estate and which requires the site area to be developed and maintained as public open space, would lead to a substandard form of development for the residents of the estate, and would seriously injure the residential and visual amenities of the area. The proposed development would, therefore, 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.