

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16B/0914

An Bord Pleanála Reference Number: PL 06D.246985

APPEAL by Karen and Howard Heatley care of Cathal Crimmins of Meetinghall, 73 George's Avenue, Blackrock, County Dublin against the decision made on the 29th day of June, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of the existing single storey outbuilding to the side and construction of a new two-storey 378 square metres extension to the side, set in front of and behind the line of the existing house with a balcony to the rear, conversion of the existing garage to living accommodation and construction of a new detached, 58 square metres single storey garage to the front and associated site works at Mandalay, Ballyman Road, Bray, 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 site of the proposed development is located within an area designated as Green Belt in the Dún Laoghaire-Rathdown County Development Plan 2016-2022. It is considered that the proposed development, having regard to its form, layout and intended function, would constitute a separate dwelling on the site. It is a provision of the planning authority, in relation to residential development in Green Belt areas and as set out in the County Development Plan, that only individual dwellings on lands comprising at least four hectares per dwelling will be considered within these areas. It is considered that the proposed development would constitute overdevelopment of an established site for a single dwelling, would be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan as they relate to housing in Green Belt areas, and would set an undesirable precedent for development of this nature in other Green Belt areas. Furthermore, it is considered that, by reason of its size and scale, the proposed development is not subsidiary to the existing dwelling and would, therefore, not comply with the provisions of section 8.2.3.4 of the Dún Laoghaire-Rathdown County Development Plan in relation to "Family Member/Granny Flat extensions". 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.