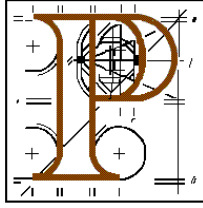


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0429

An Bord Pleanála Reference Number: PL 06D.247175

APPEAL by Nicole Daly care of Hendrik W. van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 2nd day of August, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission to the said Nicole Daly.

PROPOSED DEVELOPMENT: Retention of mobile home for a period of two years for habitable purposes within the curtilage of Number 40 Newvale Cottages, Shankill, 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 is zoned Objective A, 'to protect and/or improve residential amenity' under the Dún Laoghaire-Rathdown County Development Plan 2016-2020. The development for which retention is sought, having regard to its temporary nature, the type of accommodation involved (a free-standing mobile home), the lack of any designated private open space or car parking provision, and having regard of the lack of any direct connection between the mobile home and the existing cottage on site, would fail to meet the basic development standards set down under Chapter 8 of the County Development Plan, and would seriously injure the residential amenity of its occupants and of property in the vicinity. The development for which retention is sought would, therefore, be contrary the zoning objective applying to the site, would set an undesirable precedent for substandard development in the surrounding area 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.