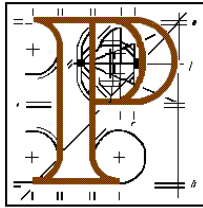


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## Dun Laoghaire-Rathdown County

**Planning Register Reference Number: D16A/0437**

An Bord Pleanála Reference Number: PL 06D.247197

**APPEAL** by Barbara Redmond care of Cameron Lee of 34 Hillcourt Road, Glenageary, County Dublin against the decision made on the 9<sup>th</sup> day of August, 2016 by Dun Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of two number two-storey two bedroom semi-detached houses with pitched roofs to the side of existing dwelling. Each house will have its own side access, rear garden and one car parking space to front accessed via existing vehicular entrance to include construction of one number new brick pillar. Removal of existing wooden panel and concrete post fence to gable boundary and replacement with new brick wall. Connection to all public services, together with necessary associated ancillary works to facilitate this development, all at 90 Corke Abbey, 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**

Having regard to the inadequate provision of private open space for the occupier of No. 90 Corke Abbey which fails to comply with minimum requirements as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the inability to provide separate side access to meet the needs of the occupier of number 90 Corke Abbey, and to the inability of the site to accommodate safe off-street car parking, circulation and access arrangements, it is considered that the proposed development would constitute overdevelopment of a restricted site, would seriously injure the residential amenity of the occupiers of the existing and proposed dwellings, would conflict with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 in relation to residential development on corner sites, and would, therefore, 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.**