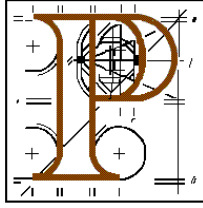


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0448**

An Bord Pleanála Reference Number: PL 06D.247228

**APPEAL** by Rowan Oberman of 16 Northumberland Avenue, Dun Laoghaire, County Dublin against the decision made on the 12<sup>th</sup> day of August, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Modifications include a new front garden design, car entrance, modifications of existing cast iron railings and stone wall at 16 Northumberland Avenue, Dun 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**

Having regard to the design, extent and location of the proposed vehicular entrance and parking area, it is considered that the proposed development would dominate the frontage and materially affect the character of the structure, and its setting and contribution to a shared character of front boundary treatments on the streetscape, would impact adversely on available on-street car parking, would be contrary to the Dún Laoghaire Rathdown County Development Plan 2016-2022 with regard to Policy AR8 'Nineteenth and Twentieth Century Buildings, Estates and Features' and would set a poor precedent for similar type development in the area. The proposed development would, therefore, seriously injure the visual amenities of the 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.**