

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0336

An Bord Pleanála Reference Number: PL 06D.247247

APPEAL by Connie Ross of 96 Meadowvale, Blackrock, County Dublin against the decision made on the 7th day of September, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Colm and Kathleen Quinn care of Alan Quinn 43, Seaview Park, Shankill, County Dublin.

PROPOSED DEVELOPMENT: Two-storey, three bedroom dwelling, vehicular access with boundary wall and landscaping works to the side of existing dwelling at 57 Meadow Vale, Deansgrange, Blackrock, 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 condition of the planning authority deleting the living room area of the proposal, which condition had not been appealed by the first party, and considering that the living room area required amendment to minimise impact on the neighbour to the south, the Board considered that adopting the condition as proposed by the planning authority would lead to a poor standard of residential amenity to the residents of the proposed development. The Board further considered that the proposal as constituted, would seriously injure the residential amenities of property in the vicinity, namely the property to the south of the proposed development and 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.