

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0523**

An Bord Pleanála Reference Number: PL 06D.247270

**APPEAL** by Roisin Tobin and Eddie Riley care of Brazil Associates of The Studio, Maple Avenue, Stillorgan, County Dublin against the decision made on the 7<sup>th</sup> day of September, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of new two-storey two bedroom dwellinghouse, associated drainage and site works including new vehicular entrance onto Deansgrange Road and boundary treatments at 68 Saint Fintan's Villas, 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**

The site of the proposed development is located on lands zoned 'A' in the Dún Laoghaire-Rathdown County Development Plan 2016-2022 with the objective to protect and/or improve residential amenity. Having regard to the restricted nature of the proposed site, its location immediately behind the established house on the plot, immediately forward of the back garden of number 64A Saint Fintan's Villas to the rear and adjoining the back gardens of numbers 67 and 69 Saint Fintan's Villas, the inadequacy of separation distances between the proposed development and these adjoining properties, the loss of privacy arising from overlooking and nuisance, and the overbearing impact due to its proposed location, it is considered that the proposed development would result in overdevelopment of this plot, would seriously injure the residential amenities of adjoining properties, would depreciate the value of these properties, would provide a substandard form of accommodation for the occupiers of the proposed dwelling due to the restricted nature of the site and would materially contravene the zoning objective for the site. The proposed development 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                    2017.**