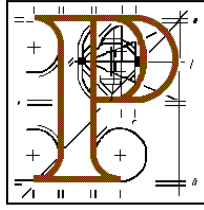


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0506

An Bord Pleanála Reference Number: PL 06D.247322

APPEAL by Siobhán Cuffe care of Walker Architects of 110 Lower Baggot Street, Dublin against the decision made on the 1st day of September, 2016 by Dun Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Erection of a new two-storey dwellinghouse, consisting of ground floor accommodation including kitchen, living and dining rooms, utility and wc, master bedroom and ensuite bathroom, and first floor accommodation including hallway, bathroom and four bedrooms, total internal floor area amounting to 255 square metres. The house will be situated entirely within the curtilage of the existing Lodge contained within the garden enclosures of existing mature hedges, with external finishes of brick and slate to match existing and associated landscaping to enclosed garden areas. The existing vehicle entrance off Quarry Road is proposed to be shared between the Lodge which is used as an artist's studio and the proposed new house and no levelling of the slope or felling of mature trees is envisaged. Wastewater is proposed to be dealt with via proprietary effluent treatment unit and tertiary sand filter to a percolation area in the existing mature woodland. The application contains further information on the architectural provenance of the Cuffe House and Lodge not included with the previous application, which was refused on the grounds of failure to demonstrate a local need for housing.

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

1. The proposed development is located in an area zoned 'G' – "To protect and improve high amenity areas", in the current development plan for the area. Within such areas, dwellings are only permitted on suitable sites where the applicant can demonstrate a genuine requirement for housing. There is an existing residence on this site. The proposed development would seriously injure the amenities of the area, would contravene Policy RES16 of the Plan, and would be contrary to the proper planning and sustainable development of the area.
2. In the absence of adequate information in relation to the proposed water supply to serve the development, and in relation to the location of the well and the septic tank serving The Lodge, it is considered that the proposed development would be prejudicial to public health.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.