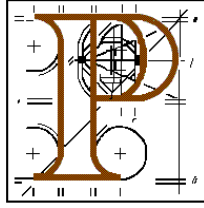


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0326

An Bord Pleanála Reference Number: PL 06D.247477

APPEAL by John and Linda McCarthy care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 30th day of September, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of existing house and domestic shed and the construction of a new dormer style house together with associated site works and alterations to underground services at number 7 Mather Road South, Mount Merrion, 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

1. Having regard to the pattern of development in the area, it is considered that the proposed replacement house, by reason of its detailed design, scale, bulk and its proximity to site boundaries, would be visually obtrusive and overbearing in relation to neighbouring dwellings and would seriously injure the residential amenities of adjoining properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Under the provisions of section 8.2.3.4(vii) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is policy to ensure that new infill development shall respect the height and massing of existing residential units. This policy is reasonable. It is considered that the proposed replacement house, by reason of its height, gable-fronted design and first floor fenestration, would constitute a form of development which would be out of character with the dominant style of house at Mather Road South, and would not respect the height and massing of existing residential development. The proposed development would represent an incongruous feature and set an undesirable precedent for similar re-development proposals in the area that would contribute to the incremental erosion of the character of the area. The proposed development 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 2017.