

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0594

An Bord Pleanála Reference Number: PL 06D.247491

APPEAL by David Murray care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 4th day of October, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: New two-storey plus attic detached dwelling on existing site to the south and east, with new driveway from Brennanstown Road and relocated existing driveway, new separate wastewater treatment systems for existing and new dwellings and all associated site works at Ingleside, Brennanstown Road, 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

This area is characterised by detached houses well set back within substantial sites. The proposed house would be located on a narrow L-shaped site, and having regard to its design, considerable scale, and close proximity to the boundaries of adjoining properties to the east and south, it is considered that the proposed development would be visually obtrusive, would result in the overshadowing and overlooking of neighbouring property and diminution of privacy, would constitute the overdevelopment of the restricted site of the new house, and would be out of keeping with the character of development in the area. The proposed development would, therefore, seriously injure the visual and residential amenities of neighbouring properties, 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 2017.