

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dun Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0709**

An Bord Pleanála Reference Number: PL 06D.247711

**APPEAL** by Gerard Keogh care of Hendrik W. van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 14<sup>th</sup> day of November, 2016 by Dun Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Demolition of existing detached habitable dwelling and construction of nine number apartments in one number three-storey block (total floor area 944 square metres) comprising of one number one bedroom, seven number two bedroom and one number three bedroom apartments on a site of approximately 0.13 hectares. The proposed development includes for all associated on and off-site development works, bin store, cycle and car parking, landscaping and boundary treatments with vehicular and pedestrian access from the Sandyford Road, all at site known as "Stockwell", Sandyford Road, Dundrum, 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 design, form, scale and layout of the proposed development, the location of the proposed apartment block relative to adjoining lower scale detached dwellings, the restricted separation distances between the proposed block and adjoining residential properties, the loss of privacy arising from overlooking and the overbearing impact arising from its proposed siting, it is considered that the proposed development would seriously injure the residential amenities of adjoining properties and would depreciate the value of these properties. Furthermore, it is considered that the layout of the proposed development, culminating in expansive parking and access roadway areas and the provision of substandard qualitative functional open space, would provide a substandard form of accommodation for future occupiers in terms of residential amenity. The proposed development would, therefore, give rise to a poor standard of development and 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.**