

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0742

An Bord Pleanála Reference Number: PL 06D.247826

APPEAL by Mary Magrath and Laura Byrne care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin and by Simon and Lesa Costello care of Ceardean Limited of D8 Studios, 9 Dolphins Barn, South Circular Road, Dublin against the decision made on the 5th day of December, 2016 by Dun Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a single storey one bedroom residential dwelling with ancillary site works on infill site between 34 and 35 Harlech Crescent , Clonskeagh, 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 very narrow shape of this constrained piece of land, it is considered that the proposed development would constitute a substandard piecemeal development that would be incongruous and at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area and be contrary to the provisions of section 8.2.3.4 (vii) of the Dun Laoghaire- Rathdown County Development Plan 2016-2022 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority, as set out in the Dun Laoghaire-Rathdown County Development Plan 2016-2022, that residential development is provided with adequate private open space in the interest of residential amenity. The proposed development would result in a deficiency in the quantum, and quality of private open space for the proposed development. Furthermore, the proposed development would be subject to overlooking from adjoining property. The proposed development would, therefore, be contrary to the provisions of the Development Plan as set out in section 8.2.8.4 (i) Private Open Space for Houses, would seriously injure the residential amenity of future residents and the amenities of adjoining 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.