

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0746**

An Bord Pleanála Reference Number: PL 06D.247831

**APPEAL** by Tony McDonnell care of Donal McNally Architects of 6 White Swan Business Centre, South Circular Road, Dublin against the decision made on the 6<sup>th</sup> day of December, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** A studio apartment for a family member on the ground floor with subsequent alterations to the front and side elevations of House Number 2 in the residential development known as Eagle House, Killiney Village, Killiney Hill Road, Killiney, 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. The proposed development entails the sub-division of an existing dwelling to provide two completely separate and independently accessed dwelling units to facilitate the provision of a temporary studio apartment for a family member. The proposed design and internal layout, which would not provide adequate natural light nor an adequate level of amenity for the proposed future occupants, would not facilitate the apartment being readily subsumed back into the primary dwelling when the usage ceases and there is no internal linkage between the units. Accordingly, it is considered that the proposed development would seriously injure the residential amenities of future occupants and would be contrary to the provisions of Section 8.2.3.4(iii) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that proposed development would endanger public safety by reason of traffic hazard or obstruction of road users or otherwise due to the removal of the existing off-street car parking space creating the potential for illegal/inappropriate parking on the existing narrow road network in the area. Furthermore, it is considered that the proposed development, by itself, or by the precedent which a grant of permission would set in respect to the removal of an existing off-street car parking space for this type of development in relation to future development on adjoining sites, would adversely affect the use of the existing road by traffic. In addition, it is considered that the removal of the existing off-street car parking space would be contrary to the car parking standards set out in Table 8.2.3 of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan which requires the provision of one off-street car parking space for a one or two bedroom residential dwelling unit. 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.**