

Board Order PL 06D.247846

Planning and Development Acts 2000 to 2016

Planning Authority: Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0756

Appeal by Victoria Homes Limited of Thomastown, Naas, County Kildare against the decision made on the 8th day of December, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of existing derelict house, block up existing entrance, construct four number semi-detached two storey houses with off street parking, construct new footpath along existing laneway, new boundary walls and all associated site works at Denton, Bray Road, Cabinteely, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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. It is considered that the additional traffic turning movements generated by the proposed development onto the heavily trafficked N11, would endanger public safety by reason traffic hazard and would have a seriously adverse impact on the carrying capacity of the National Route (N11). The proposed development would contravene Section 2.2.10.2 Policy ST26 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, which states that it is Council policy to facilitate the protection of National Routes (i.e. the N11) and to provide, protect and maintain for the safe and efficient movement of people and goods. The proposed development would, therefore, set an undesirable precedent for similar type developments along the N11 and would be contrary to the proper planning and sustainable development of the area.
- 2. Having regard to their height, design and undue proximity to boundaries, it is considered that the proposed dwellings would cause overlooking and have an overbearing impact upon neighbouring property to the south and would, therefore, seriously injure the residential amenities of property in the vicinity. Furthermore, it is considered that the proposed site layout on this constrained site would be of poor quality, and fail to provide adequate amenities for the future occupants of the proposed dwellings. 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

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