



An
Bord
Pleanála

Board Order

PL 06D.247850

Planning and Development Acts 2000 to 2016

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D16A/0758

Appeal by Lorraine and Gerry Park care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 8th day of December, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of the existing single storey pitched roof property and construction of new detached flat roof three storey to the front and two storey to the rear house. The works will also consist of lift access to a recessed roof terrace, front balconies, gangway access to rear garden, roof lights, new driveway entrance with landscaping and ancillary and associated works at Bella Vista, Coliemore Road, Dalkey, 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. Having regard to the pattern of development in the area, it is considered that the proposed replacement house, by reason of its detailed design, its scale, mass and bulk, and its undue proximity to site boundaries, would be visually obtrusive, incongruous and overbearing in relation to neighbouring dwellings and would seriously injure the residential amenities of adjoining properties by reason of overlooking and overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Under the provisions of section 8.2.3.4 (vii) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is policy to ensure that new infill development shall respect the height and massing of existing residential units. This policy is reasonable. It is considered that the proposed replacement house, by reason of its height, design and first floor fenestration, would constitute a form of development which would be out of character with existing development and would not respect the height and massing of existing residential units in its vicinity. The proposed development would fail to respond appropriately to the context of the site and its surroundings, and would represent an incongruous feature that would represent an undesirable precedent for similar re-development proposals in the area and would contribute to the incremental erosion of the character of the area. 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