

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0780**

An Bord Pleanála Reference Number: PL 06D.247858

**APPEAL** by Yvonne Markey care of N A Carroll Architects of 12 Albany Road, Ranelagh, Dublin against the decision made on the 9<sup>th</sup> day of December, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of one number two-storey house on a site off Sandycove Road, behind numbers 22 to 26 Sandycove Road, Sandycove, 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. Having regard to the limited and restricted nature of the subject site, to the height, scale, design and layout of the proposed development, and having regard to the existing pattern of development in the immediate vicinity, it is considered that the proposed development would seriously injure the residential amenities, and depreciate the value, of neighbouring properties, as it would give rise to significant overlooking and overshadowing of adjacent private gardens to the north, and would also seriously injure the visual amenities of the area as it would constitute a visually overbearing form of development when viewed from adjacent property to the north. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted width and substandard nature of the existing vehicular access laneway onto Sandycove Road, which is the sole means of access to the subject site, and to the substandard visibility available for pedestrians of traffic exiting onto Sandycove Road from this laneway, it is considered that the proposed development would endanger public safety by reason of traffic hazard and would lead to intensification of this sub-standard laneway. The proposed development 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.**