

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D17B/0013

An Bord Pleanála Reference Number: PL 06D.248286

APPEAL by Peter and Orla Donnelly care of M Architecture of 21 Grantham Street, Dublin against the decision made on the 6th day of March, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Alterations to the existing dwelling to include: change of existing roof from a hipped roof to a gable roof, a new single dormer extension at first floor level to the rear to replace existing rear dormer, a new two-storey extension with pitched roof to the front and side of the existing dwelling, new roof to existing front porch and associated site works, all at 25 Ardagh Drive, Blackrock, 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

Having regard to the scale, height, design and extent of the proposed extensions to the front and rear, and to the prevailing pattern of existing development in the vicinity, it is considered that the proposed development would be visually domineering to the front and rear, would be obtrusive when viewed from residential properties on Ardagh Drive and Ardlui Park, and would lead to increased overlooking of residential properties to the rear. The proposed development would injure the existing character of Ardagh Drive to the front, and would seriously injure the residential amenities of properties to the rear. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the view of the Planning Authority in relation to the proposed development, and did not agree with the Inspector that the Authority had adopted a rigid approach in relation to the subject development. Furthermore, the Board considered that the rear extension (even as modified as part of the appeal) would be unacceptable in its context, and would impact negatively on the residential amenities of properties to the rear.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.