



An
Bord
Pleanála

Board Order
PL 06D.248475

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D16A/0852

Appeal by Eoin and Orla Fitzgerald care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin and by Cabinteely and District Residents Association care of Karen Keaveney of 51 Lambourne Wood, Cabinteely, Dublin against the decision made on the 12th day of April, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to BASL Developments care of Brazil Associates Architects of The Studio, Maple Avenue, Stillorgan, County Dublin.

Proposed Development: A two-storey and attic level, five bedroom detached house on site to the south side of an existing house and within the curtilage of Navarone. The development will also include new vehicular access drive to existing shared gate onto Brennanstown Road, new boundary treatment between both houses, landscaping and provision of new foul and surface water drainage connections and associated site works at Navarone, Brennanstown Road, Cabinteely, 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. The Board had regard to its previous decision under An Bord Pleanála appeal reference number PL 06D.246316 and noted that traffic and pedestrian improvements proposed in the Brennanstown Road Traffic Management Scheme have not yet been implemented and considered that the proposed development would be premature pending the determination by the planning authority of a road layout for the area.
2. The Board considered that the proposed development would not be in keeping with the physical character of the area and noted that the house size in the current proposal is considerably larger than house number 2 in the previous proposal. The proposed development, by reason of its scale, design and bulk, and by reason of its close proximity to the existing two-storey dwelling (Navarone), would represent an overscaled intervention which would be out of character with the pattern of development in the area, would be overbearing on the existing dwelling and would seriously injure the residential amenities of this dwelling and would fail to comply with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022.

