



An
Bord
Pleanála

Board Order
PL 06D.248539

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17B/0095

Appeal by David and Emer Kennedy care NODE Architecture of 42 Dawson Street, Dublin against the decision made on the 24th day of April, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: 1. Demolition of existing single storey extension to rear. 2. Construction of a new two-storey extension to the side and rear of the existing semi-detached house and single storey extension to the rear. 3. Attic conversion including dormer windows to side and rear of house. 4. Closing in existing covered loggia to front of house. 5. Canopy roofs at ground floor level to front and side of house. 6. Insertion of new velux rooflight to main elevation to Sycamore Road. 7. Provision of a solar panel collector to the new roof to the rear. 8. Internal refurbishment and remodelling works to the existing house. 9. Hard and soft landscaping to front and rear of the house. 10. All associated drainage and site development works. All at 53 Sycamore Road, Mount Merrion, 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

Having regard to Policy AR8 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that the proposed extension, by reason of its scale, height and massing and the resultant loss of the existing chimney stack feature in the gable end elevation, would irreparably alter the character of the building and would seriously injure the residential and visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

