



An  
Bord  
Pleanála

**Board Order**  
**PL 06D.248541**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D16A/0302**

**Appeal** by Claremount Management Company and Claremount Residents Committee care of John O'Mahony of 22 Claremount, Foxrock, Dublin against the decision made on the 26<sup>th</sup> day of April, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Simon and Marion Perry care of P.N. Corcoran of Clondoogan, Summerhill, County Meath.

**Proposed Development:** Demolition of existing detached house and replacement with a pair of semi-detached houses along with associated site works including the strengthening of section of boundary wall with a retaining wall along south-west boundary of site and provision of separate front and rear gardens with driveways to front at 5 Sycamore Walk, The Park, 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. Having regard to the information submitted with the planning application and the appeal, the Board is not satisfied that the developer has adequately demonstrated that the ground works required to facilitate the development, involving significant excavation and retaining structures to the site boundary, would not have a detrimental impact on the residential amenities and on the structural stability of adjoining structures and properties. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed two semi-detached houses, by virtue of their design, scale and mass would constitute a substandard form of development that would be overly dominant and visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area and be contrary to section 8.2.3.4 (v) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and would set an undesirable precedent for further such developments in the area. 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**