



An
Bord
Pleanála

Board Order
PL 06D.248688

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0270

Appeal by Nicola Branigan care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Athgarvan, County Kildare against the decision made on the 19th day of May, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of an existing bungalow and the construction of two new dwellings consisting of one four bedroom two-storey dwelling and one five bedroom two-storey dwelling with a detached garage, connection to the existing services, construction of a new shared vehicular entrance and all associated site works at number 1 Ballinteer Gardens, Ballinteer, 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 location of the site in a planned and coherent estate of historical note, to the established built form and character of Ballinteer Gardens and Mayfield Terrace, and to the existing dwelling on the site, which is considered to be of importance to the streetscape, it is considered that the proposed development would be incongruous in terms of its layout, scale, design and arrangements for vehicular access, would be out of character with the streetscape, would set an undesirable precedent for future development in this area and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to Policies AR8 and AR5 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that the demolition of the existing bungalow would significantly alter the character of the residential estate and would seriously injure the visual amenities and residential character of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017