

Board Order PL 06D.249247

## Planning and Development Acts 2000 to 2017 Planning Authority: Dún Laoghaire-Rathdown County Council Planning Register Reference Number: D17A/0291

**Appeal** by David and Margaret Farrar care of Thornton O'Connor Town Planning of Paradigm House, Dundrum Office Park, Main Street, Dundrum, Dublin against the decision made on the 18th day of August, 2017 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Saint Laurence O'Toole Trust care of SSA Architects of 42 Haddington Road, Dublin.

**Proposed Development**: The demolition of existing single-storey building and construction of a new residential apartment building in two storeys with roof garden. Accommodation will consist of three number two-bedroom units, two number one-bedroom units and parking for five number cars. Works will include private balconies facing south and east at ground floor and first floor level at 26 Newtown Park, corner Newtown Park and Orchard Lane, Blackrock, 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**

It is the policy of the planning authority, as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, to promote higher residential densities provided that proposals ensure a balance between the reasonable protection of existing residential amenities and the established character of areas, with the need to provide for sustainable residential development. It is considered that the proposed development would constitute overdevelopment of a restricted site and would comprise an excessive density of development, resulting in a scheme that would be substandard in terms of residential amenity for the occupiers of the scheme by way of the extent of single aspect units with poor orientation, inadequacy of functional private amenity space, and insufficient on-site parking. Furthermore, it is considered that the proposed development would generate problems of vehicular access onto and off Orchard Lane arising from the constrained nature of the site and would result in adverse physical impacts on the structure of number 28 Newtown Park due to the proposal to develop up to the gable of that property where a section of the adjoining property's roof oversails the site. The proposed development would, therefore, conflict with the policy of the planning authority, would be substandard for occupants of the proposed scheme, would seriously injure the amenities of property in the vicinity, 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

2018