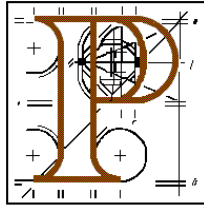


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D17A/0718

An Bord Pleanála Reference Number: ABP-300090-17

APPEAL by Dundrum SPV Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan, County Dublin against the decision made on the 5th day of October, 2017 by Dun Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of an existing single storey dwelling and two single storey sheds and the construction of a terrace of three residential units with associated landscaping, bicycle and bin storage consisting of two number two-storey, 120 square metres three bedroom houses with 34 square metres and 33 square metres private open space to rear and one number three-storey, 120 square metres three bedroom house with a 12.45 terrace at second floor level and 21 square metres private open space to rear, all at 14 Alexandra Terrace, Dundrum Road, Dublin.

DECISION

REFUSE permission for the above proposed development based on 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. It is considered that the proposed layout and design of the proposed development and in particular dwelling number 1 would result in a substandard form of development on this site. It is considered that the three-storey dwelling (house 1) would be incongruous in terms of its design, scale and height, would be out of character with the streetscape, would have an overbearing impact on the dwellings to the west and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. It is the policy of the planning authority, as set out in the Dun Laoghaire Rathdown County Development Plan 2016-2022, that residential development is provided with adequate private open space in the interest of residential amenity. The proposed development, and in particular dwelling 1, is deficient in the quantum, location and quality of private open space. The proposed development would, therefore, be contrary to Section 8.2.8.4 (i) Private Open Space - Quantity, would seriously injure the residential amenity of future residents and the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

3. Having regard to the revised proposals submitted to the An Bord Pleanála on the 1st day of November, 2017 to provide three separate vehicular entrances and car ports to serve the three number dwellings, it is considered that, due to the fact that the site is located on a *cul de sac* which is substandard in terms of width, the traffic turning movements generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would also result in an unacceptable loss of on street parking. The proposed development 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.