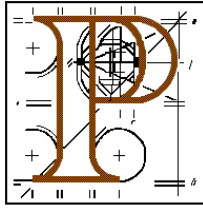


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0752

An Bord Pleanála Reference Number: ABP-300180-17

Appeal by Terry and Maureen Coughlan care of O Caoimh and Associates of Barchuilla Studios, Kilmacanogue, County Wicklow against the decision made on the 17th day of October, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Removal of existing single storey extension to side of existing two storey (plus converted attic) house, and construction in its place of an additional two storey dwelling, complete with driveway and entrance gates at 17 Rochestown Park, Dun Laoghaire, County 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. Having regard to the restricted size and configuration of the site, it is considered that the proposed development, by reason of its overall design and proximity to the site boundary, would result in an unacceptable reduction in the established levels of residential amenity of the neighbouring property to the immediate southwest by reason of overlooking. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the established pattern of development in the area, the shape and configuration of the site and its relationship to adjoining properties, and the scale of the development proposed, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for both the existing and future occupants of the proposed and existing dwelling houses on site and would result in overdevelopment of the site by reason of the inadequate provision of good quality private open space. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and would 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