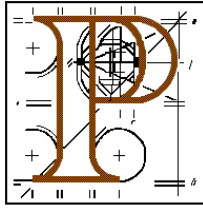


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17B/0397

An Bord Pleanála Reference Number: ABP-300248-17

APPEAL by Stephen and Angela Kettle care of Masterplan Associates of 14A Knockmeenagh Road, Newlands Cross, Dublin against the decision made on the 23rd day of October, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: A new ground floor extension to the front of the existing detached bungalow, removal of a section of the existing tiled roof and construction of a new first floor extension over with a tiled roof and external finishes to match existing, internal alterations and associated site works at Cul an Ti, Rosemount Park, Dundrum, 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

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 western site boundary, would result in an unacceptable reduction in the established levels of residential amenity of the neighbouring property to the immediate west by reason of overlooking and overbearing. 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.

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

Dated this day of 2018.