



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0841

APPEAL by Jamie Monahan care of Fabrica Architects Limited of Holfield House, 2-4 Merville Road, Stillorgan, County Dublin against the decision made on the 8th day of November, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Construction of new detached single storey/part two-storey dwelling, new vehicular entrance to Hazel Avenue to serve dwelling and all associated site works to the rear of number 38 Rathmore Avenue/number 19A Hazel Avenue, Kilmacud, 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

Having regard to the size of the site and the extent of the two-storey element in close proximity to the boundary of number 36 Rathmore Avenue, it is considered that the proposed development would be overbearing, would result in overshadowing and would seriously injure the amenities of the adjoining residential property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board tended to agree with the planning authority and did not consider the revisions submitted with the appeal documentation on the 1st day of December, 2017 had addressed the planning authority's reason for refusal.

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

Dated this day of 2018.