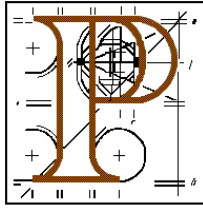


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D17A/0909

An Bord Pleanála Reference Number: ABP-300654-18

APPEAL by Damien Power and others care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin and by Liam and Madeline Guidera care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 5th day of December, 2017 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Peter McCrodden care of Granville Design Service of 55 Granville Road, Dun Laoghaire, County Dublin.

PROPOSED DEVELOPMENT: Construction of dormer type dwellinghouse in rear garden with new vehicular access and all associated site works. Works to include demolition of previously converted garage to side of existing dwellinghouse, all at 14 Barnhill Park, Dalkey, 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

Having regard to the limited area and its relationship to adjoining property, it is considered that the proposed development would represent inappropriate overdevelopment of a cramped backland site, would be out of character with the pattern of development in the area, would be visually obtrusive and detached from the established building line, would set a negative precedent for similar backland development and would seriously injure the amenities of 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 considered that the proposed development would undermine the character and pattern of development in the area and would seriously injure the amenities of property in the vicinity.

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

Dated this day of 2018.