



Planning and Development Acts 2000 to 2017

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0926

APPEAL by Booteek Development Limited care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin against the decision made on the 11th day of December 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development Development consisting of the demolition of the existing single storey commercial building and the construction of a three storey contemporary style building comprising: two number two-bedroom three-storey townhouses each with; (i) ground floor work/live unit (30 square metres - Class 2 use); (ii) terrace areas at roof level to facilitate private garden space and; (iii) rooflights. Other works as part of the development include: landscaping; boundary treatments; and all associated works to facilitate the development at 12/13 Monkstown Farm, Dún Laoghaire, 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

1. It is considered that the layout and design of the proposed development would produce a substandard form of development on this site. The proposed development would be incongruous in terms of its design, scale and height and visually disruptive and discordant, would be out of character with the streetscape, would have an overbearing impact on the dwellings in the vicinity, would seriously injure the amenities of the area and would, therefore, 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 Dún 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 is deficient in the quantum, location and quality of private open space and would be contrary to section 8.2.8.4 (i) Private Open Space for Houses, as set out in the Development Plan, would seriously injure the residential amenity of future residents and the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.