



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D17A/0350

APPEAL by Rory Rees Brennan care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 12th day of January, 2018 by Dun Laoghaire Rathdown County Council to refuse permission to the said Rory Rees Brennan.

Proposed Development: Planning permission is sought to build a detached, 4 bedroom two-storey house of (206.9 square metres of floor area), within the 0.096 hectares garden of an existing house. The development involves the demolition of a single storey extension to the side of the existing house Sea Lodge, so as to permit an access drive to serve the proposed dwelling, and demolition of a single storey structure in the driveway serving Sea Lodge and the neighbouring dwelling "Pink House" so as to create segregated driveways to the two existing and proposed new dwelling, all at Sea Lodge, Strand Road, Killiney, County Dublin as amended by the revised public notice received by the planning authority on the 8th day of December, 2017 providing for the relocation of the house westwards within the rear garden, a reduction in size and the omission of the tower feature.

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. Having regard to the location of the site in the O/O zone, as set out in the Dun Laoghaire-Rathdown County Development Plan 2016-2022, wherein no increase in the number of buildings will normally be permitted, it is considered that the proposed development of an additional dwelling would be contrary to this objective. Furthermore, the Board considered that the proposed development would not constitute sensitive infill development within the scope of section 8.2.3.4(viii) of the said Development Plan, would detract from the unique character and seriously injure the visual amenities of the sensitive coastal location and would set an undesirable precedent for future development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the provisions of the Dun Laoghaire Rathdown County Development Plan 2016 – 2022, particularly Policy ST5 which refers to the provision of walking and cycling networks across the County and Specific Local Objective no. 93 which refers to the development the S2S Promenade and Cycleway as a component part of the National East Coast Trail Cycle Route as detailed on Map No. 10 of the Development Plan, it is considered that the layout and width of the proposed ‘future bicycle line’, which passes through a gated site and straddles undesirable angles between existing and proposed dwellings, is considered neither practical or feasible to facilitate the future National East Coast Trail Cycle Route. The proposed development would, therefore, contravene materially a development objective set out within the Dun Laoghaire-Rathdown County Development Plan, 2016-2022 and be contrary to the proper planning and sustainable development of the area.

Eugene Nixon

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.