



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0627

APPEAL by Dermot A. O'Connor of 109 Granitefield, Johnstown Road, Dún Laoghaire, County Dublin and by Robin Newport care of Auveen Byrne and Associates of Lioscarran House, 32 Dale Road, Stillorgan, County Dublin against the decision made on the 24th day of January, 2018 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Genevieve Rees Brennan care of Mahanan Planners of 38 Dawson Street, Dublin.

Proposed Development: Construction of two detached dwellings within the side and rear garden of an existing house. This includes one two-bedroom dwelling (of 90.2 square metres in floor area) taking access from Johnstown Road and one four-bedroom dwelling (130 square metres in floor area) with access from Granitefield. A new gate and driveway is proposed at both proposed entrances. The development will include associated drainage, landscaping and all associated site development works, all at 108 Granitefield, Dún Laoghaire, County Dublin. **The proposed development was revised by further public notices received by the planning authority on the 19th day of December, 2017.** The revised information included changes to the house types and revised boundary and access arrangements, and further information from an Arborist and Engineer.

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 established pattern of development in the vicinity, it is considered that by reason of the development of two houses, in particular the location of house number 2, and also by the limited amount and layout of the private rear gardens of the two houses concerned, the proposed development would constitute overdevelopment of a limited site area, and would result in a disorderly pattern of private open space. The proposed development would, therefore, seriously injure the amenities of the area and would 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 development of two additional houses on this site was unacceptable for the reasons set out above and that the omission of house number 2 and incorporation of the area of land thus released would allow for a more appropriate layout for house number 1, while providing a larger rear garden for the existing house. However, as such changes would represent material changes to the development as proposed, this could not be achieved by condition. The Board therefore considered that any future application on this site for one house only could resolve the issues concerned.

Michelle Fagan

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

Dated this day of 2018.