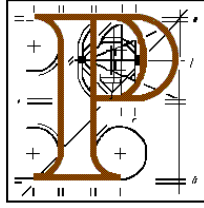


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D17B/0554**

An Bord Pleanála Reference Number: ABP-301102-18

**APPEAL** by Sarah Madden and Anthony McCusker care of Smith and Kennedy Architects of 9 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 9<sup>th</sup> day of February, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

**PROPOSED DEVELOPMENT:** (1) The part demolition of an existing ground floor extension (21.1 square metres) and the construction of a two-storey flat roofed extension (105.7 square metres) to the rear (north-east), (2) the replacement of all existing windows and doors with new aluminium framed windows and doors and the installation of external insulation and render and (3) associated site works at Corner House, Knapton Road, Monkstown, 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 prominent location of the site and to the established built form and character of the area, it is considered that the proposed two-storey extension to the rear would be incongruous in terms of its design, scale, bulk and height which would be out of character with the streetscape and existing dwelling and would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**