



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0104

APPEAL by Robert Furlong care of Patrycja Rogala of 207 The Park, Clon Brugh, Sandyford, Dublin against the decision made on the 29th day of March, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention permission for amendments to the D16A/0848 permission, comprising the separation of permitted residential area at the rear of numbers 12 and 13 by the creation of internal patio area, raising of elevation walls and flat roof structure over permitted residential unit, with rear elevation windows and internal mezzanine level, external access stairs at rear yard area and all associated site works, all at 12, 13 and 14 George's Street Lower, 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

Having regard to the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March 2018 which establishes the minimum standards for new apartments including apartment sizes, provision of private open space, internal storage and waste management, the Board is not satisfied, on the basis of the information submitted with the application and appeal, that the development to be retained meets the standards for apartment size, open space provision, internal storage and waste (including recyclables) management. It is considered that the development proposed to be retained would materially contravene the national standards, would seriously injure the residential amenity of future occupants of the development proposed to be retained 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.