



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0138

APPEAL by Maria Hegarty care of Cathal McGeown of 14 Norfolk Road, Dublin against the decision made on the 12th day of April, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development Construction of a new three-bedroom two-storey dwelling to side with accompanying extension to the front of the existing dwelling to match adjacent extensions, development all at 491 Pearse Villas, Sallynoggin, 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 proposed house, by virtue of its design, mass and scale would be overly dominant and visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area, would be contrary to section 8.2.3.4 (v) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed extension to number 491 Pearse Villas, by virtue of its design and form, would not integrate with the existing house, would be visually incongruous and would be at variance with the predominant pattern of development in the area. The proposed development would, therefore, detract from the existing pattern of development in the area and would be contrary to section 8.2.3.4 (i) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the established pattern of development in the area, to the shape and configuration of the site and its relationship to adjoining properties, and to the scale of the development proposed, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for both the existing and future occupants of the proposed and existing dwellinghouse on site and would result in overdevelopment of the site by reason of the inadequate provision of good quality private open space. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.