



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18A/0226

APPEAL by Paul and Nuala Breslin care of Ronald O'Toole Chartered Architect of Studio 104, Ballyroan Road, Rathfarnham, Dublin against the decision made on the 4th day of May, 2018 by Dun Laoghaire Rathdown County Council to refuse permission to the said Paul and Nuala Breslin.

Proposed Development Permission for single storey extension to rear plus minor extensions of single and two storeys to side and front. The works also include alterations to house, widened road access and demolition of a garden studio at 2 Heather Close, Rathfarnham, 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. Having regard to the roof profile and depth of the rear ground floor extension, it is considered that the proposed extension would appear overbearing when viewed from the adjoining properties to the south-east and north-east and would seriously injure the residential amenities of these properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the site location and the established built form and character of the area, it is considered that the proposed extensions to the front and side of the property would be incongruous in terms of design, scale, bulk and massing, would be out of character with the streetscape and the 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.

3. Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, it is considered that extending the width of the proposed vehicular entrance on this corner site would endanger pedestrian and traffic safety by reason of traffic hazard and causing obstruction to other road users. Furthermore, it is considered that the proposed development would set an unwelcome precedent for similar dwellings, 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.