



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0216

APPEAL by Louise Reynolds care of MRD Architecture of 34 Sandycove Road, Sandycove, County Dublin against the decision made on the 4th day of May, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Revisions to the previously permitted dwelling (An Bord Pleanála appeal reference number PL 06D.242859) for a two-storey passive house standard mews including revised internal layout, demolition of single storey rear garage and ancillary site works. The revised dwelling will have an overall floor area of 147 square metres. All at 34 Sandycove Road, Sandycove, 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 scale, length and design of the first floor, it is considered that the proposed development would be overbearing in relation to the existing properties to the east and west of the proposed mews dwelling and would seriously injure the residential amenities of these properties.

Furthermore, it is considered that the proposed private open space at first floor level, which is reliant on screening (in order to avoid overlooking), would lead to an unacceptable loss of amenity to future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Philip Jones

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.