



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18B/0114

APPEAL by Gabrielle Murphy and Gregory Hermitte of 44 Dale Road, Stillorgan, County Dublin against the decision made on the 4th day of May, 2018 by Dun Laoghaire Rathdown County Council to refuse permission to the said Gabrielle Murphy and Gregory Hermitte.

Proposed Development: Permission for two-storey extension to rear of two storey end of terrace house, removal of front porch door, replacement windows, addition of windows (including one projecting) on south facing gable wall, addition of velux roof lights on existing back roof slope and ancillary site works, all at 44 Dale Road, Stillorgan, 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 established character and pattern of development in the area, it is considered that the proposed projecting window in the side elevation would be visually incongruous and would seriously injure the residential amenities of the adjoining dwelling by reason of overlooking. Furthermore, the proposed development would adversely affect the development potential of number 46 Dale Road and would, therefore, seriously injure the amenities of and depreciate the value of the property at number 46 Dale Road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eugene Nixon

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

Dated this day of 2018.