



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0264

APPEAL by Red Rock Trees Road Limited care of Hughes Planning and Development Consultants against the decision made on the 22nd day of May, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: (1) Construction of two number two-storey four bedroom, infill dwellings with single storey element to rear and one number dormer window on northern elevation; (2) two number new vehicular accesses from Trees Road Upper; and (3) all associated ancillary works necessary to facilitate the development, including SUDS surface water drainage, site works, boundary treatments and landscaping at 88 Trees Road Upper, Mount Merrion, Blackrock, 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

It is considered that the proposed houses by reasons of their scale and positioning adjacent to the adjoining boundary lines of the adjoining residential property, number 88 Trees Road Upper, would have an overbearing impact, would be visually obtrusive, would overlook and would seriously injure the residential amenities of adjoining property. As such the development would detract from the amenities of adjoining property, would be out of character with, and fail to respect the established pattern of development in the vicinity, and would set an undesirable precedent for similar type of development in the area. The proposed development would, seriously injure the residential amenities of the area and would, therefore, 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.