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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D18A/0271**

**APPEAL** by Pc Earlsfort Trustees Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 22<sup>nd</sup> day of May, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Alterations to previously approved development under planning register reference number D16A/0864. The alterations comprise an extension (32 square metres) to the approved master bedroom situated at first floor level on the east-facing elevation of the southern wing together with minor increase to the roof terrace which forms part of the previously approved house extension at Strathmore, Strathmore Road, Killiney, 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 and height of the proposed first floor extension and the extent of the extension projecting forward of the established front building line, it is considered that the proposed development would have a detrimental effect on the character and setting of the Killiney Architectural Conservation Area and would be contrary to Policy Objective AR12 and Section 8.2.11.3 of the Dún Laoghaire–Rathdown County Development Plan 2016–2022. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2018.**