**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18A/0333**

**APPEAL** by Enda McTiernan care of Kane Architecture of 6 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 31st day of May, 2018 by Dun Laoghaire-Rathdown County Council to refuse permission to the said Enda McTiernan.

**Proposed Development**  Demolish existing shed and construct one detached, two-bedroom, two-storey house with new vehicular entrance and gate, new pedestrian gate to front and side and associated site works on site bounding Saint Kevin's Park to rear of 33, 33A, 33B 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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, including the zoning objective 'to protect and/or improve residential amenity', and the design and siting of the proposed development, it is considered that the proposed development would result in an unsatisfactory form of development which would provide inadequate amenity space, would be out of keeping with the pattern of development of the area, would represent overdevelopment of the site and would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this          day of                    2018.**