



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18A/0357

APPEAL by Karen Furlong care of Eamonn Weber of 180 Rathgar Road, Dublin against the decision made on the 15th day of June, 2018 by Dun Laoghaire Rathdown County Council to refuse permission to the said Karen Furlong.

Proposed Development Retention of change of use of a garage to habitable use in a previously approved two-storey detached building at rear (planning register reference number D13A/0125). The two-storey building is ancillary to the dwelling, a Protected Structure, and is located within the curtilage of a Protected Structure in an Architectural Conservation Area at 31 Royal Terrace West, Dun Laoghaire, 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

1. The development proposed to be retained would result in the change of use of the existing structure to a habitable mews dwelling. The development, as proposed, does not meet with the quantitative standards for such mews development as set out in Section 8.2.3.4 (x) of the current Dun Laoghaire Rathdown County Development Plan 2016-2022 due to the absence of adequate parking provision and private open space. It is considered that the development proposed for retention would set an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing condition of the rear laneway serving the mews which is inadequate in terms of surface condition, alignment and public lighting, and in the absence of a comprehensive redevelopment proposal for the mews lane as a whole including a legally acceptable agreement between owners or interested parties, it is considered that the development proposed to be retained would set an undesirable precedent, would result in a piecemeal development and would be premature by reference to the existing deficiencies in the access lane. The development proposed to be retained would, therefore, seriously injure the residential amenities of properties in the vicinity and would 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.