



---

**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18A/0365**

**APPEAL** by Wayne and Amber Byrne care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 18<sup>th</sup> day of June, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Demolition of the existing bungalow “Newlands” and all associated buildings within the site, and the construction of two number replacement residential units. The residential development proposed includes two number four bedroom residential units with associated private gardens and garden terraces and the provision of PV panels on the sedum roofs. The units are part one-storey/part two-storey over basement. The development will include modifications to the existing boundary wall and access arrangement to include the provision of two new entrances (3.5 metres in width) for each of the units. The development will also include all associated site development works above and below ground including site services and landscape works. All at “Newlands”, Coliemore Road, Dalkey, 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**

The site is located on Coliemore Road in an area that has an attractive and coherent architectural character, and that forms part of the Dalkey Architectural Conservation Area. Having regard to the pattern of development in the area, it is considered that the proposed development, by reason of its scale, height, mass and bulk, and the loss of the existing front boundary, even as modified as part of the appeal, would be visually obtrusive, incongruous, and overly dominant when viewed along the streetscape from Coliemore Road and its surroundings, and accordingly would fail to enhance or strengthen the built character of the Dalkey Architectural Conservation Area. The proposed development would, therefore, be contrary to Policy AR12 of the Dún Laoghaire-Rathdown Development Plan 2016-2022, would adversely affect the Dalkey Architectural Conservation Area and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

---

**Philip Jones**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**