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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18A/0422**

**APPEAL** by Vanguard Estates Limited care of McGill Planning of 1<sup>st</sup> Floor, 7 Fitzwilliam Street Upper, Dublin against the decision made on the 2<sup>nd</sup> day of July, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Construction of a new flat roof, three-bedroom, part single storey, part two-storey detached dwelling. Parking to be provided for one vehicle accessed via existing vehicular entrance off Taney Road. New service connections and associated site works. All on a site formerly part of Taney Nurseries, off Taney Road, Dundrum, 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 restricted nature of the site and the pattern of development in the area, it is considered that the proposed development, by reason of its overall scale, design, height and positioning on site relative to the adjoining properties at numbers 59 and 61 Taney Rise, would constitute an overbearing form of development which would seriously injure the residential amenities of property in the vicinity and would, therefore, 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.**