



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0441

APPEAL by Edmond Cannon care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 3rd day of July, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: The construction of one number part one-storey/part two-storey three bed dwelling. The development will include provision of a new vehicular entrance from Stepside Lane, landscaping and boundary treatment, and all associated site development works at site of circa 0.4 hectares on lands adjacent to Cloughlea, Stepside Lane, Stepside, 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. Having regard to the location of the site within an “Area Under Strong Urban Influence” as identified in the ‘Sustainable Rural Housing, Guidelines for Planning Authorities’ issued by the Department of the Environment, Heritage and Local Government in April 2005, on lands zoned as ‘B’ with the stated land use zoning objective ‘To protect and improve rural amenity and to provide for the development of agriculture’, where housing is restricted to persons demonstrating a genuine rural-generated need in accordance with the current Dún Laoghaire-Rathdown County Development Plan, the Board is not satisfied that the applicant has demonstrated a genuine rural housing need as set out in the Guidelines or the Development Plan for a house at this location. The proposed development, in the absence of any identified locally based need for the house, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the topography of the site, the elevated and exposed positioning of the proposed dwelling, and the nature and extent of the works concerned, it is considered that the proposed development would form a discordant and obtrusive feature on the landscape at this location, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape, would militate against the preservation of the rural environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.