



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0459

APPEAL by Ian and Isobel Kenny care of Declan Collins of 22 Abbey Road, Blackrock, County Dublin against the decision made on the 10th day of July, 2018 by Dun Laoghaire-Rathdown County Council to refuse permission to the said Ian and Isobel Kenny.

Proposed Development First floor extension with flat roof to be built on top of existing single storey courtyard mews house and all site ancillary works at Summergrove Orchard (south-west of Summergrove House and south-east of Tudor House, a Protected Structure), The Hill, Monkstown, 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 proposed development, by reason of its scale, height, elevated site, and proximity to site boundaries (particularly to the north-west and north-east), would be visually overbearing and intrusive. The proposed development would be contrary to section 8.2.3.4 (i) of the current Development Plan for the area in relation to first floor extensions to dwellings and would seriously injure the amenities of property in the vicinity.
2. The proposed development, by reason of its scale, height, elevated site and proximity to site boundaries, would adversely affect an architectural conservation area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.