



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire Rathdown County Council

Planning Register Reference Number: D18B/0254

APPEAL by Gabrielle and Jamar Perry and Sharon Perry care of Tiago and Jane Architects of 40 Cross Avenue, Dún Laoghaire, County Dublin against the decision made on the 1st day of August, 2018 by Dún Laoghaire Rathdown County Council to refuse permission to Gabrielle and Jamar Perry and Sharon Perry.

Proposed Development:

The construction of a single storey rear extension, with works to the existing house including internal alterations and alterations to the ground floor window and door openings on the side elevation at 24, Rochestown Park, Sallynoggin, 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

Having regard to its design and layout, it is considered that the proposed development would give rise to an overdevelopment of the site which would fail to comply with the zoning objective for the site in the Dún Laoghaire Rathdown County Development Plan 2016-22: to protect and/or improve residential amenity. As such, the proposed development would seriously injure the residential amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the proposed development would not seriously injure the amenities of properties in the vicinity.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.