



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0558

APPEAL by Austin Kenny and Joan Quealy care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 3rd day of August, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Construction of two three-bedroom, two-storey with attic accommodation mews houses, including garages, balconies and associated site works at the rear of 8 Montpelier Parade, Monkstown, County Dublin (a Protected Structure).

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 site location, its positioning along a mews laneway to the rear of a terrace of Protected Structures, the established built form and character of the surrounding area, and the provisions of Section 8.2.3.4 (x): 'Mews Lane Development' of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that the proposed development, by reason of its design, scale, bulk and height would constitute an overbearing form of development when viewed from adjacent lands which would seriously injure the residential and visual amenities of the area. Furthermore, the proposed balconies at the first-floor level of the southern elevation of the proposed dwellinghouses would seriously injure the residential amenities of the adjacent property to the south. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.