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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18A/0685**

**APPEAL** by Prinway Limited care of Randal McDonnell Architects of Carra, Ballinteer Road, Dundrum, Dublin against the decision made on the 10<sup>th</sup> day of September, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development** Demolition of two-storey return at rear, construction of single-storey and two-storey extensions to rear, sub-division of house, currently in two flats, into three number two-bed apartments and one number one-bed apartment, including new roof lights to front and rear roof faces, part removal of railings at front to provide vehicular entrance for car parking, installation of sliding gate and external platform lift at front, cycle and bin stores to rear, drainage and associated ancillary works at Ardgarra, 47 York Road, Dún Laoghaire, 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**

It is considered that the proposed development, due to the height, scale and massing of the rear extensions would be an inappropriate form of development at this location and would represent significant overdevelopment of this site. The proposed development would be visually overbearing and have an adverse impact on adjoining properties by virtue of overlooking and overshadowing. It is also considered that the proposed development would result in an unsatisfactory standard of residential amenity for future occupants of the apartments. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2018.**