



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0714

APPEAL by Dundrum SPV Limited care of CD Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 13th day of September, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Permission for the demolition of an existing single storey habitable dwelling and two number single storey sheds, construction of two number three-storey four bedroom terraced houses with associated private open space to rear, in the form of a rear courtyard at ground floor level, terrace at first floor level and balcony at second floor level, each with two number car parking spaces located within the respective garages, access from which is gained via Alexandra Terrace. All with associated landscaping, bin storage, boundary walls and site works at 14 Alexandra Terrace, Dundrum Road, 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 height, bulk, scale and overbearing impact on adjacent houses, would be visually obtrusive in the existing streetscape. The proposed development would be out of character with the surrounding area and would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed private open space for both dwellings is considered to be of poor quality by reason of its piecemeal nature over three floors, the narrow strip of open space at ground floor level, and the reliance on screening at first floor level to avoid overlooking. The proposed development would, therefore, seriously injure the residential amenity of future occupants and would be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.