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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18A/0758**

**APPEAL** by Shane McInerney care of Frank Elmes Architects of First Floor, 70 Saint Laurence Park, Stillorgan, County Dublin against the decision made on the 26<sup>th</sup> day of September, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Alterations and additions to approved development, planning register reference number D17A/0600, at first floor and attic level to provide two number two-bedroom apartments including a dormer extension at attic level to the front elevation (north) in lieu of one number approved three-bedroom apartment and part of the existing first floor commercial area (4.96 square metres store) and all ancillary development works at Spar Supermarket, 35 Gledswood Drive, Clonskeagh, 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**

The proposed dormer, by reason of its scale, design and massing would appear over dominant and visually obtrusive on the front roof slope and would, thereby, be contrary to section 8.2.3.4 (i) and (ix) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The proposed development would be out of character with the surrounding area, would be inconsistent with the design integrity of the overall neighbourhood centre, and would seriously injure the amenities, or depreciate the value, of the property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for one of the alternative options submitted on appeal (whereby the dormer element would be broken down into smaller individual dormers), the Board had significant concerns in respect of the design quality of all options submitted, and their inconsistency with the design integrity of the overall neighbourhood centre.

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**John Connolly**

**Member of An Bord Pleanála**

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

**Dated this            day of            2019.**