



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0921

APPEAL by Ruth Tracey care of Blupan Group of 20 Waltham Abbey, Old Quarter, Ballincollig, County Cork against the decision made on the 19th day of November, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Change to permitted development planning register reference number D17A/0416 to include: (1) Change to basement and ground floor layouts. (2) Additional first floor level with single span pitched roofs. (3) Change to permitted external finishes (permitted brick finish changed to cut-stone and render). Overall floor area increase from 313 square metres to 417 square metres (additional first floor level), demolition of existing garage and side wall and all ancillary site works relevant to the development at 1 Cenacle Grove, Killiney Hill Road, Killiney, 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 the size, scale and design of the proposed development, the pattern of development and the zoning objective of the area, it is considered that the proposed development would not constitute a sensitive infill development, would detract from the character of the area, would seriously injure the residential amenities of property in the vicinity and 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, the Board, considered that the scale and design of the development would seriously injure the residential and visual amenities of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.