



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18A/0916

APPEAL by Eddie and Jodie Tingle care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 19th day of November, 2018 by Dun Laoghaire Rathdown County Council to refuse permission to the said Eddie and Jodie Tingle.

Proposed Development: Permission is sought for the subdivision of the existing property and the construction of a new single-family detached house, of two storeys, with a new vehicular entrance onto Roebuck Road to the side at Louvain Villa, Louvain, 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 appeal site is located in an area zoned A in the Dun Laoghaire-Rathdown County Development Plan 2016-2022 for which the objective is 'to protect and/ or improve residential amenity.' Having regard to its scale, height and bulk, and its proximity to the property to the north, it is considered the proposed development on a constrained site would give rise to overbearing and overshadowing impacts on adjoining property and would seriously injure the residential and visual amenities of the area. The proposed development would constitute overdevelopment of a restricted site and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.