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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18B/0433**

**APPEAL** by Phoebe and Charlie Nolan care of Doyle Kent Planning Partnership of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 28<sup>th</sup> day of November, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** A two-storey extension to the front, side and rear incorporating alterations to elevations, adjustments to roof and all associated site works at number 69 Saint Helen's Road, Booterstown, Blackrock, 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 pattern of development in the area and the scale of development proposed, it is considered that the proposed extension, by reason of its scale, bulk, overly complex form and proximity to site boundaries, would seriously injure the residential amenities of adjoining properties by reason of its visually obtrusive design and overbearing nature. The proposed development would, therefore, 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            2019.**