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**Planning and Development Acts 2000 to 2018**

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

**Planning Register Reference Number: D18A/0631**

**APPEAL** by Tom and Frances Slowey of 7 Sydenham Road, Dundrum, Dublin and by others and by Cormal Limited care of PD Lane Associates of 1 Church Road, Greystones, County Wicklow against the decision made on the 3<sup>rd</sup> day of December, 2018 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to the said Cormal Limited.

**Proposed Development:** Permission for 13 number dwellings and all associated site development works on lands at Annefield (A Protected Structure), which includes a replacement house at Saint Anne's (to be demolished) and new entrance off Sydenham Road. The development will comprise of a mixture of one and a half storey, two-storey, two and a half storey and three-storey detached, semi-detached and terraced two, four and five bedroom dwellings. Site development works will comprise of estate road, footpaths, car parking spaces, site services, public and private open space, landscaping/planting, boundary treatment and demolition of Saint Anne's. Annefield will be separated from the proposed development by a stone boundary wall which includes a pedestrian access into the proposed development. A proposed vehicular access will be provided into the rear of Number 1 Sydenham Place, Kilmacud Road Upper. Annefield is listed as a Protected Structure (RPS Number 1040) in the current Dún Laoghaire-

Rathdown County Development Plan 2016-2022; all at Annefield (A Protected Structure) and Saint Anne's, Dundrum, Dublin as amended by the revised public notice received by the planning authority on the 7th day of November, 2018.

## **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 existing character and the prevailing pattern of development, the site location in proximity to an Architectural Conservation Area and the presence on site of a Protected Structure, it is considered that the proposed development, by reason of its overall layout and design, its response to the setting of the Protected Structure, and its impact on the streetscape at Sydenham Road, and on the streetscape at Kilmacud Road Upper, would seriously detract from the architectural character and setting of Annefield and of the streetscape generally. The proposed development would, therefore, seriously injure the visual amenities of the area and would 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 proposed development, by reason of its design and layout, would have a detrimental impact on the character and setting of the Protected Structure and on the Sydenham Road Architectural Conservation 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.**