



Planning and Development Acts 2000 to 2018

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0586

APPEAL by Donal Birthistle of 20 Drummartin Road, Dublin against the decision made on the 15th day of January, 2019 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Colm and Ger Foley care of Dathanna Architecture of 223 Brandon Road, Drimnagh, Dublin.

Proposed Development: Alterations to an existing two-storey semi-detached dwelling, sub-division of subject site and construction of a new two-storey with converted attic, five bedroom house on the side garden, to include the following: A. Demolition of existing single storey extension to east side of the existing property; B. Demolition of existing garden shed and wall; C. Demolition of boundary wall adjoining footpath; D. Alterations to existing vehicular entrance and extension to dropped kerb; E. Construction of a new two-storey, five bedroom dwelling with converted attic and associated roof lights in the side garden of the existing house, new standalone vehicular entrance with associated dropped kerb, new garden shed, and reconstruction of boundary wall and F. All associated drainage, landscaping and ancillary site works at Dún Mhuire, 18, Drummartin Road, 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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and to the scale, layout and design of the proposed dwelling, the Board considered that the proposed development would represent an overbearing and visually obtrusive feature on the streetscape and would constitute overdevelopment of the site 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 nature and scale of the proposed dwelling was visually incongruous and overbearing and was not an acceptable design response to the setting or to the surrounding streetscape.

Paul Hyde

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

Dated this day of 2019.