



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19B/0056

APPEAL by Colm and Anna Marie Costello care of Brazil Associates of The Studio, Maple Avenue, Stillorgan, County Dublin against the decision made on the 28th day of March, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Revisions to previously permitted work, planning register reference number D18A/0926, to include extended en-suite to first floor rear north-west corner of house and hipped roof to previously approved first floor flat roof to rear, all at Glenard, 13 The Rise, Mount Merrion, 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

1. Having regard to the proposed height, design and depth of the hipped roof and ensuite extension it is considered that the proposed extension, in its entirety would be overly dominant and appear overbearing when viewed from the adjoining property to the north, number 11 The Rise. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

2. The proposed development would materially contravene a condition attached to an existing permission for development namely, condition number 3 attached to the permission granted by the planning authority under planning register reference number D18A/0926, which required the ensuite element of the first-floor rear extension be omitted and the remaining first floor extension have a flat roof.

Paul Hyde

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

Dated this day of 2019.