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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: D19A/0114**

**APPEAL** by Maria Griffin care of Feargall Kenny of 45 Hainault Drive, Foxrock, Dublin against the decision made on the 5<sup>th</sup> day of April, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Retention of a detached single-storey family flat to the rear of the existing dwelling together with associated site development works, at 19 Sallynoggin Park, Sallynoggin, 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. It is considered that the development proposed to be retained, a detached family flat, would be contrary to Section 8.2.3.4 (iii) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 as it is not interlinked with the primary dwelling and is not capable of being subsumed back into the main dwelling when it is no longer required. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The 'family flat', proposed to be retained, by reason of its length, scale and proximity to adjoining site boundaries, would appear visually obtrusive and overbearing when viewed from the rear of the adjoining site number 18 Sallynoggin Park, in particular. The development proposed to be retained would, therefore, seriously injure the visual and residential amenities of the adjoining properties in the area and, if permitted, would set an undesirable precedent for similar development in the vicinity. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**