



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0374

APPEAL by Patricia Elliott care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 30th day of July, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of single storey garage to existing dwelling and ancillary outbuildings/retaining walls within the rear garden, removal of external steps and door leading to dining room of existing dwelling, construction of one number single-storey, two-bedroom pitched-roof dwelling, with two number rooflights to the rear of the site. It is to be accessed via internal driveway and to be served by two number on-curtilage vehicular parking spaces, widening of existing vehicular entrance to 3.5 metres width and provision of shared entrance driveway via Greenfield Road, and all associated ancillary works necessary to facilitate the development including SUDS surface water drainage, site works, boundary treatments and landscaping, all at the rear of 23 Greenfield Road, 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

Having regard to the extent of the overall lands located to the rear of the existing dwellings in the area of which this site forms a part, it is considered that the proposed development would constitute piecemeal development which would mitigate against the comprehensive and orderly development of this backland area contrary to Section 8.2.3.4 “Additional Accommodation in Existing Built-up Area” part (vi) Backland Development, of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. As such, the proposed development would not constitute an appropriate design response to the development of this serviced and valuable land resource in close proximity to public transport. The proposed development 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 did not agree that the proposed development would not give rise to piecemeal development, notwithstanding the submission by the applicant of a potential masterplan proposal to unlock the lands to the rear of site fronting Greenfield Road.

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

Dated this day of 2020.