



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0409

APPEAL by Friarsbridge Limited care of RD Architecture of 17 Norwood, Ballybrack, Glenageary, County Dublin against the decision made on the 7th day of August, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission to the said Friarsbridge Limited.

Proposed Development: 1. Demolition of numbers 11,13a,13b and 13c Booterstown Avenue. 2. Construction of two-storey detached dwellinghouse (with single-storey element to rear), set back to the front align with adjacent buildings. 3. Proposed front boundary railings (re-aligned to provide a wider footpath) including: new vehicular entrance with gates, pedestrian gateway, landscaped front garden and parking area. 4. Relocate retained Gibb door surrounds of number 13b in the proposed front garden. 5. Proposed front boundary fence between adjacent properties. 6. Re-align part of the front boundary railings to number 9 Booterstown Avenue, (A Protected Structure). 7. Surface water soakaway, drainage and services all located at 11, 13a, 13b, 13c Booterstown Avenue and 9 Booterstown Avenue (A Protected Structure), Booterstown, 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 planning history of the site, the character of the area and streetscape, including the contribution of the existing buildings on site to this character and streetscape, to the design of the proposed replacement dwelling, and to the relevant provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that the proposed development would seriously injure the amenities of the area and would detract from the character of the existing streetscape. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.