



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0485

APPEAL by Alan Small, TDL Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 28th day of August, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of the single-storey industrial unit and the construction of two x semi-detached, two-and-a-half-storey, three-bedroom dwelling houses; House 1: 128 square metres, House 2: 125.5 square metres. Dwelling walls to be pale clay brick with slate roofs. Both dwellings to have rear gardens with paved off-street parking under each dwelling, one car to each dwelling at former tyre sales building Orchard Lane, 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 restricted nature of the site and its corner location, the adjacent residential properties to the north (side) and rear, and buildings to the south, and to its design and form, it is considered that the proposed development would appear overly prominent on the streetscape, would not provide an acceptable standard of private open space for the future residents of house number two, and would interfere with the development potential of adjoining property to the south by reason of windows immediately adjoining the property boundary and overlooking that property. The proposed development would, therefore, seriously injure the amenity of future residents of the house, would seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Philip Jones
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020