



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19B/0372

APPEAL by Aodan Marnell and Clare McAndrew care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 24th day of September, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of the infilling of the existing stepped boundary wall with a privacy screen up to the maximum permitted height of the boundary wall of 2.3 metres, along a portion of the north-western/north-eastern/south-eastern boundary of the site at 7A Leopardstown Park, Stillorgan, 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. The retention of the infilling of the existing stepped boundary wall with aluminium sheeted, privacy screen of a height of circa 2.3 metres, by reason of excessive height relative to existing boundaries, material finish and design, would be out of character with the established pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive character of this area consisting of front gardens with low wall boundaries. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The retention of the infilling of the existing stepped boundary wall with aluminium sheeted, privacy screen of a height of circa 2.3 metres, would continue to reduce the available daylight to the adjoining number 7 Leopardstown Avenue, in addition to being overbearing on the front of this property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

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

Dated this day of 2020.