



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0605

APPEAL by Michael Swan of 30 Johnstown Court, Dún Laoghaire, County Dublin against the decision made on the 10th day of October, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention for the widening of means of access to a public road from 2.80 metres to 5.35 metres for vehicular access by removal of two number dwarf piers and timber rail fence at 30 Johnstown Court, Dún Laoghaire, 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. Having regard to the character of the housing estate of which the development proposed to be retained forms an integral part, the design concept of which is based on enclosed front gardens with low-level boundary fences and dwarf pillars with hedging, it is considered that the development proposed to be retained which would remove the pillars, the front and western side boundary treatments, and introduce a 5.35 metre-wide vehicular entrance and an associated expanded driveway to the front of the dwelling in place of the front garden, would detract from the character of the housing estate and would seriously injure the visual and residential amenities of the properties in the vicinity. The development proposed to be retained would, therefore, be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, would create an undesirable precedent and would be contrary to the proper planning and sustainable development of the area.
2. The development proposed to be retained would give rise to a traffic hazard and obstruction of road users by reason of the increased width of the entrance and driveway on this residential roadway and would be contrary to policy 8.2.4.9 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and to the proper planning and sustainable development of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2019