



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0716

APPEAL by Ruslans Uralovs in conjunction with The Architects care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 19th day of November, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: 1. Construction of one number detached two-storey two bedroom infill dwelling of 102.6 square meters with single storey element to side and front, all to side garden of existing house, 2. Construction of new vehicular entrance to front of proposed dwelling, 3. Ancillary site works necessary to facilitate the development including SUDS surface water drainage, site works, boundary treatments and landscaping at 1 Woodlawn Park, Dun 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

Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in the provision of inadequate open space for the proposed and existing houses and would be out of character with existing development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020