



Planning and Development Acts 2000 to 2019

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D20A/0066

APPEAL by Evan McLaughlin of 35 Leona, Honey Park, Dún Laoghaire, County Dublin against the decision made on the 23rd day of March, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: A new build two-storey one-bedroom dwellinghouse and associated site works including one number car parking space at zoned residential at the corner of Hawthorn Manor, Blackrock and Newtown Park, 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

1. 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 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.
2. The proposed development, by reason of its inadequate qualitative and quantitative provision of private amenity space, would conflict with the provisions of the current development plan for the area and with the minimum standards recommended in the "Sustainable Residential Development in Urban Areas: Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in May, 2009 and would constitute an excessive density of development on this restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. It is considered that the traffic movements generated by the proposed development and the restricted sightlines in both directions, would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists.

Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.