



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0100

APPEAL by Eric Leonard care of Bright Design Architects of 4 Seafield Park, Booterstown, County Dublin against the decision made on the 26th day of March, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of existing garden structures and walls to the side and rear, alterations to the existing side elevation, construction of a new two-storey dwelling with part single storey to the rear including new rooflights and stepped elevation to the side (south-west elevation). The proposed dwelling would be attached to the existing house at first floor level with side entrance to number 83 Mount Eagle Drive maintained at ground level, new vehicular entrance opening onto Mount Eagle Drive and all associated site, boundary treatments, bin store, services, soakaway, landscaping and ancillary works. All at 83 Mount Eagle Drive, Leopardstown Heights, 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 established character and pattern of development in the vicinity, the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 for development at corner sites and the proposed site configuration and the objective for the area 'to protect and/or improve residential amenity', it is considered that the proposed dwelling by reason of its proximity to the boundary with numbers 14 and 16 Mount Eagle Park, together with its height and extent, would have an unduly overbearing impact and detract from the visual amenities of the adjacent residential development and accordingly conflict with policies of the development plan. 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.