



Planning and Development Acts 2000 to 2019

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D20A/0134

APPEAL by Andrew Lohan care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 2nd day of June, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission to Andrew Lohan.

Proposed Development New two-storey two-bedroom house, pedestrian entrance and associated site works on site in rear garden of existing house, all at 54 Castlepark Road, Dalkey, 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 backland nature of the proposed development, the form and scale of the proposed dwelling, the absence of off-street car parking and the access arrangements, it is considered that the proposed development would be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. In particular, the proposed development would be contrary to Section 8.2.3.4 (vi) of the current Development Plan for the area, which refers to Backland Development and which requires adequate vehicular access of lane width of 3.7 metres to a proposed dwelling (3.1 metres pinch points) to allow easy passage of large vehicles such as fire tenders or refuse collection vehicles. The proposed development would not provide off-street car parking to serve the dwelling which would be contrary to Section 8.2.4.5 of the Development Plan. It is considered that the proposed development would generate on-street car parking on public roads in the vicinity of the site, would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, 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.