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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D20A/0413**

**APPEAL** by Rita O'Sullivan care of Edmondson Associates Architects of 15 Upper Baggot Street, Dublin against the decision made on the 6<sup>th</sup> day of August, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Planning permission to block up the four number existing windows in the east-side gable, remove a 1.5 square metres, single-storey toilet at the rear ground floor, install two number new windows in the rear elevation (one at first floor and one at ground floor), install two number new Velux rooflights to the existing first floor bathrooms (all of the foregoing to the existing house), demolish the existing single-storey, double-garage and to construct a new three-storey, three bedroom house in the eastern side garden together with associated site works, including the provision of a total of four number car parking spaces at 60 Barclay Court, Blackrock, County Dublin. Further public notices were received by An Bord Pleanála on the 4<sup>th</sup> day of May, 2021.

## **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 extent by which the proposed development projects beyond the rear building line of the existing dwelling, it is considered that the proposed development would have a serious negative impact on the residential amenity of the adjoining dwelling and dwellings further to the west. The proposed development would appear visually overbearing when viewed from the rear gardens of the properties to the west and would, therefore, seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Furthermore, the proposed development would provide a sub-optimal private amenity space which would negatively impact upon the residential amenity of the adjoining properties through a reliance on extensive screening for the first and second floor level terrace. The proposed development would be contrary to Section 8.2.8.4 (Private Open Space – Quantity) of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and would, therefore, be contrary 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 *23<sup>rd</sup>* day of *July* 2021