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**Planning and Development Acts 2000 to 2020**

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

**Planning Register Reference Number: D20A/0459**

**APPEAL** by Billy and Marie Farrell care of Roger Hofler Architects of 129 Lower Georges Street, Dún Laoghaire, County Dublin against the decision made on the 21<sup>st</sup> day of August, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Demolition of garage and store and the building of new two-storey detached mews with two bedrooms, study and car parking space to rear, all to the rear of 94/92 Foxrock Avenue, 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 provisions of the current Dún Laoghaire-Rathdown County Development Plan, and the design and layout of the proposed development, it is considered that the proposed development would result in a substandard form of development for future residents by reason of the substandard quality and quantity of private open space provision. The proposed development would be contrary to Section 8.2.3.4 of the current Dún Laoghaire-Rathdown County Development Plan in relation to additional accommodation in built-up areas, would seriously injure residential amenity, and would set an undesirable precedent for similar such development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2021.**