



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0565

APPEAL by Deirdre Dempster of 40 Alma Road, Blackrock, County Dublin against the decision made on the 2nd day of October, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of railings and a log store to the front of the property in relation to granted planning application under register reference number D18A/0672 at 40 Alma Road, 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. The development proposed for retention, consisting of fencing, pillars and gate, by reason of its excessive height relative to adjoining boundaries, its bulk, and its design including the use of louvres, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this section of Alma Road, which it is appropriate to preserve. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The pedestrian footpath to the front of the site on Alma Road is heavily used by pedestrians and the retention of the front/western boundary treatment consisting of fences, gate and pillars would result in poor visibility by vehicle drivers of the public footpath. It is considered that the retention of the development would endanger public safety by reason of traffic hazard or obstruction of road users by restricted visibility and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The retention of the log store, by reason of its location, design and height, would be out of character with the pattern of development in the vicinity and would constitute a visually discordant feature. The retention of such a structure may set a precedent for similar undesirable developments along Alma Road, which is a residential street with a distinctive architectural and historic character, which it is appropriate to preserve. The development proposed for retention 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 day of 2021