

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0601

APPEAL by Pia and Jeff Stokes care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 21st day of October, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Construction of a detached two-storey dwelling, extension of existing driveway, all associated site infrastructure and landscape works to facilitate the development, at the rear of Mill House, Enniskerry Road, Kilternan, Dublin. The proposed development is within the curtilage of a protected structure (Mill House).

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 zoning of the site to protect and improve high amenity areas in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, where houses are permitted where there is demonstrable need to live in the area because the applicant's principal employment is in agriculture, hill farming or local enterprise, and to the fact that the applicants have an existing house on site, it is considered that the applicants have not demonstrated a genuine need for an additional house. The proposal would, therefore, materially contravene the provisions of the development plan and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the zoning status of the landholding where the proposed development is located is a material consideration in this instance, and while residential development is open for consideration it was considered that the applicants did not sufficiently meet the qualification threshold for permitting housing on these lands or demonstrate the economic necessity to live there in the context of rural-related employment, having regard to the fact that they already have a house on the site.

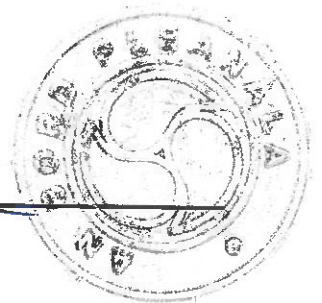


Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *8th* day of *July* 2021.