



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20B/0272

APPEAL by Mark and Alison Whelan care of NBK Architects of 61 Merrion Square, Dublin, and by Iseult Masterson care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 4th day of November, 2020 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Ger Ryan care of Plus Architecture Limited of Chancery Lane, Dublin.

Proposed Development: Rooftop extension of the existing single storey, three bedroom dwellinghouse to create a two-storey three bedroom dwelling. The works will demolish the existing single storey extensions and replace them with one single storey rear extension and enlarged rear garden. The area of the existing house is 92 square metres and the total area of the extended house is 154 square metres, all at 77 Patrick Street, Dún Laoghaire, 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

The proposed development, by reason of its excessive height and blank gable wall, would represent an incongruous form of development which would detract from the established pattern and character of development at this location. Furthermore, the proposed development would represent significant overdevelopment of a constrained site, would lead to overbearing impacts on adjoining properties and would provide inadequate private open space for future occupants. As such, the proposed development would seriously injure the residential amenities of adjoining properties, would provide for a poor quality of amenity for future occupants, and 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. The proposed development 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.