



An
Bord
Pleanála

Board Order
ABP-308860-20

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0693

APPEAL by Eoin Power and Clara Woolhead care of Armstrong Planning Limited of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 18th day of November, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission to Eoin Power and Clara Woolhead.

Proposed Development Construction of a new two-bedroom two-storey detached dwelling to rear garden of existing detached two-storey dwelling. Alterations to existing vehicular access to provide one additional car space and dishing of public footpath. New boundary walls and all associated site development works, all at 21 Sharavogue, Glenageary Road Upper, Glenageary, 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

Having regard to the design and scale of the proposed development and the proximity of the development to adjoining properties and laneways, it is considered that the proposed development would constitute overdevelopment of the site and would have an overbearing impact on the adjoining property at Number 1 Marlborough Court. It is considered that the proposed development would not integrate or be compatible with the design and scale of adjoining buildings and, as a result, would have an adverse impact on the character of the area. Furthermore, it is considered that the proposed development would result in a substandard form of development for future residents by reason of the substandard quality 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 in the vicinity of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this *8th* day of *June*, 2021.