



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0697

APPEAL by John and Helena Ryan care of CR Architecture of Brunswick Mill Studios, Unit 10, 32 North Brunswick Street, Dublin against the decision made on the 19th day of November, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Installation of fence and gates on garden front boundary and all associated site development works at Wildings, Slate Cabin Lane, Sandyford, 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 rural site location and the provisions of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022, with particular reference to the provisions set out in Section 8.2.3.6: 'Rural Housing' and Appendix 11: 'Rural Design Guide' relating to boundaries in rural areas, which are deemed reasonable, it is considered that the proposed development, by reason of its overall design, height, extent and appearance, would be contrary to the stated provisions of the development plan, would represent a visually discordant feature at the location proposed, would seriously injure the visual amenities of the immediate area, and would militate against the preservation of the rural environment. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**

Dated this day of 2021