



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0682

APPEAL by Linda Sherlock care of Anne Marie Sheridan of 38 Ormond Road, Rathmines, Dublin against the decision made on the 16th day of November, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: A vehicular entrance from Rockfort Avenue with inward opening automated gate, off-street car parking space, dishing of the kerb and footpath at the front of the proposed vehicular entrance and ancillary works at Lisfannon, Rockfort Avenue, Dalkey, 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 extent of boundary removal, the existing streetscape character and proximity to Dalkey Village Architectural Conservation Area, it is considered that the proposed development would be detrimental to the visual amenities and would detract from the character of the streetscape. It is considered that the proposed development fails to accord with the provisions of Section 8.2.4.9 'Vehicular Entrances and Hardstanding Areas' (ii) 'Visual and Physical Impacts', in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, and would set an undesirable precedent for future development in the area. It is considered that the proposed development would seriously injure visual and residential amenities in the area and would, therefore, 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 concurred with the views of the planning authority that, given the site context and the nature and extent of the works proposed to the boundary wall, the proposed development would have a negative impact on the visual amenities and character of the existing streetscape, and would set an undesirable precedent for future development in the area. 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.