



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0726

APPEAL by John Sheehan care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 30th day of November, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Permission for a new flat roof, five bedroom, split level, contemporary dwelling and all ancillary site works including terraces, access road, on-site parking, landscaping, and associated drainage work. A new vehicular entrance is proposed. It is also proposed that the existing boundary wall to Torca Road is to be repaired and raised in height to form a guardrail. The application is similar to and an amendment of the previously approved planning applications, planning register reference numbers: D17A/0995 and D15/0730, all to the rear of and within the curtilage of Saint German's, Vico Road, Dalkey, County Dublin, which is a protected structure and is accessed from Torca Road.

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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, in particular the policy objective LHB6: Views and Prospects, which seeks to preserve views, to the location of the proposed development within a 0/0 zone on Torca Road, and within the Vico Road Architectural Conservation Area, and to the planning history of the site, it is considered, that the proposed development by reason of its roof level relative to Torca Road, its visibility within a preserved view area, and the extend of excavation required to facilitate the proposed development would detract from the character of the Vico Road Architectural Conservation Area. It is considered, therefore, that the proposed development would seriously injure visual and residential amenities in the area and wouldbe 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.