

An
Bord
Pleanála

Board Order ABP-309357-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0829

Appeal by Winshop Limited care of bba architecture of Suite 3, The Eden Gate Centre, Delgany, County Wicklow against the decision made on the 6th day of January, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

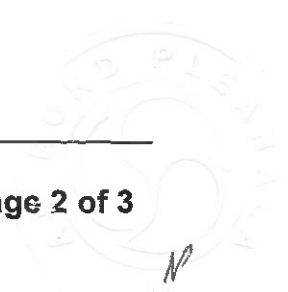
Proposed Development: The development consists of: demolition of existing stair case to north east of the site and partial demolition of existing roof; partial change of use of existing ground floor extension to north east of existing building to accommodate two number new apartment units; construction of new extra floor and roof above existing building, comprising of four number new apartments; construction of new staircase and lift to the north east of the site to access the apartments; revisions to existing three number windows to the east of building at existing first floor level; new window and balcony to the north of the building at existing first floor level; alterations to existing services to provide connections to proposed apartment units; all together with associated site works, new side entrance to ground floor level apartment to the east of the site, new refuse storage facilities, cycle parking and drainage connections necessary to complete this development; all on this site at The Lough Inn Pub building, Loughlinstown Shopping Centre, Loughlinstown, 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 provisions of the current Dún Laoghaire-Rathdown County Development Plan, and the design and layout of the proposed development, it is considered that the proposed development would result in a substandard form of development for future residents by reason of the location of the proposed access for a number of the apartments to the rear of the site in close proximity to a service yard for a public house and the absence of a bedroom window in Apartment No. 1. The proposed development would be contrary to Section 8.2.3.1 of the current Dún Laoghaire-Rathdown County Development Plan in relation to quality residential development and would give rise to an unsatisfactory standard of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast

Terry Prendergast

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *24th* day of *May* 2021