

An
Bord
Pleanála

Board Order
ABP-309542-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0881

APPEAL by Aliso and Mark Whelan care of Mark Whelan of NBK Architects of 61 Merrion Square South, Dublin against the decision made on the 29th day of January, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Material change of use of the existing structure from part workshop/part office to residential usage, with alterations/extension to include: flat roofed single storey and two-storey extensions along southern boundary, realignment of existing west facing elevation, replacement of existing roof structure to form flat, green roof, provision of two lightwells along east boundary, all associated site works, to provide a part one storey/part two-storey two bedroom dwelling of 100 square metres at 76 Patrick Street, Dún Laoghaire, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

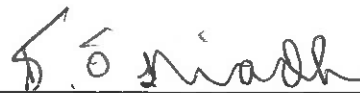


Matters Considered

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

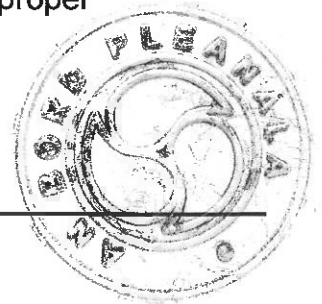
The proposed development is located within an area covered by zoning objective A in the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, the objective of which is to protect and improve residential amenities. Having regard to the configuration of the site, its limited size, the massing design of the proposal and the undue proximity to adjacent properties, it is considered that the proposed development would constitute overdevelopment of the site and would seriously injure the residential amenity of adjacent properties by reason of its overbearing appearance and potential overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Terry Ó Niadh

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 24th day of August, 2021.