

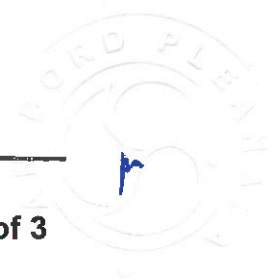
Planning and Development Acts 2000 to 2020

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D20A/0995

APPEAL by David and Caitriona Wilkinson care of Thornton O'Connor Town Planning of Number 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 26th day of February, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission to David and Caitriona Wilkinson.

Proposed Development The development will consist of: The demolition of the existing shed and the subdivision of the site to form two new plots to the side of the existing dwelling "Wroxton" and the construction of two number new houses both comprising: 268 square metres part three-storey dormer roof with rooflights part single storey four-bedroom plus study detached dwellings. The development will include the widening and enhancement of the existing vehicular entrance to serve two number new dwellings plus 'Wroxton' accessed from Brighton Road along with site boundary upgrades, associated site works, landscaping and services, all on a site of approximately 0.321 hectares at 'Wroxton', Brighton Road, Foxrock, 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

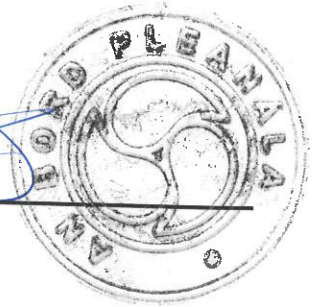
1. The proposed development would be premature pending the upgrade of the existing Irish Water foul drainage network, which is currently deficient and for which there is no defined timeframe for the commencement of the necessary improvement works. The connection of the proposed development to the current foul drainage system would, therefore, be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of the design and scale of the dwellings in a limited part of the site, together with the unsympathetic enlarged site access providing access for both the existing dwelling and the proposed dwellings, and the unacceptable loss of mature trees which are an important feature of the Architectural Conservation Area, it is considered that the proposed development would be detrimental to the visual amenities of the area and would detract from the character of the Foxrock Architectural Conservation Area. As such, it is considered that the proposed development would not be in accordance with the provisions of Section 8.2.11.3 and Policy AR12 of the Dún Laoghaire-Rathdown County Development Plan, 2016 - 2022, and would set an undesirable precedent for future development in the area.



Paul Hyde

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this *28th* day of *June* 2021.