

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

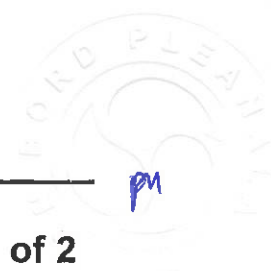
Planning Register Reference Number: D21B/0173

APPEAL by Zi Hui Wang care of Pat O'Brien of 19 Cadogan Road, Fairview, Dublin against the decision made on the 2nd day of June, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Conversion of ground floor single storey store and erection of first floor extension above converted store to provide new two bedroom single dwelling unit; provision of patio with bin storage at ground floor level; patio with upstand rooflight a first floor level; two number rooflights to bathroom and first floor landing; and associated site development works at site to rear and accessed from side laneway at 115 George's Street Lower, 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 Board considered that the proposed development, by reason of its seriously inadequate provision of private open space for the proposed occupants of the dwelling, would be an inappropriate form of development at this location, would represent significant overdevelopment of this constrained site, and would be contrary to Section 8.2.8.4 (Private Open Space – Quantity) of the Dún Laoghaire-Rathdown County Development Plan, 2016-2022. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area



Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 13th day of September 2021.