

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0386

APPEAL by Mariea Dowling care of NODE Architecture of 42 Dawson Street, Dublin against the decision made on the 23rd day of June, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Permission for development of land to the side of the existing house, consisting of the subdivision of the site and the construction of a new detached dwelling house of one and two storeys on the new site formed. The new dwelling will have a detached single storey garage to the side. Works to the existing house will consist of the demolition of a single storey conservatory structure to the south. The new dwelling will use the existing vehicular entrance to the south-east of the existing house and there will be car parking for two vehicles within the new site. The development will include all associated site development, drainage and landscaping works at Heathfield, 30 Killiney Heath, Killiney, County Dublin.

Decision

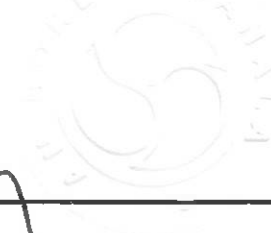
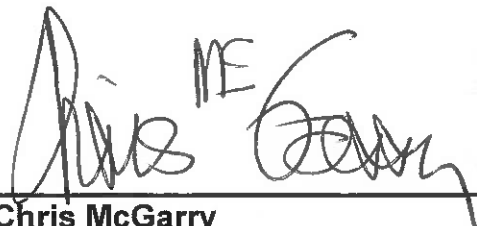
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 site of the proposed development is located within the '0/0 zone objective as identified on Map Number 7 of the 2016-2022 Dún Laoghaire-Rathdown County Development Plan, which identifies locations where no increase in the number of buildings will normally be permitted. It is considered that the proposed development by reason of its size, scale, volume and proximity to the site boundaries does not represent small scale, sensitive infill development within this specific site and would be detrimental to the visual amenities of the area and would be out of keeping with the pattern and layout of development in the area. The proposed development fails to accord with the provisions of Section 8.2.3.4 (viii) '0/0 Zone', in the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and would set an undesirable precedent for future development in the area. It is considered that the proposed development would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 5th day of January 2022