

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21B/0252

APPEAL by Ruth McKenna care of Ross Millaney of 121 Fairway Court, Abbot Drive, Culanor, Dún Laoghaire, County Dublin against the decision made on the 7th day of July, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Conversion of the existing 63 square metres one bedroom house into a 119 square metres three-bedroom house via the construction of a two-storey rear extension, one-storey front extension and dormer attic conversion to the front, along with associated site works at 12A Northumberland Avenue, Dún Laoghaire, County Dublin.

Decision

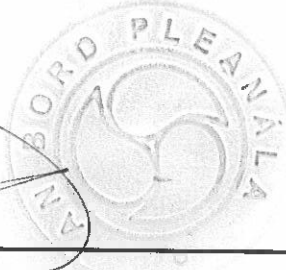
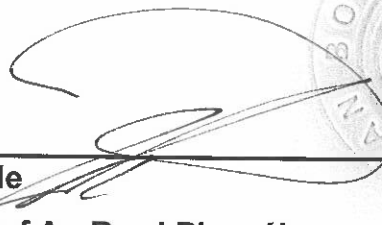
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

Having regard to the layout and disposition of the site, the Board considered that the proposed development by reason of its scale and layout constituted overdevelopment of a restricted site and would seriously injure the residential amenities of adjoining properties and set a negative precedent for future development on similar sites. The proposed development would be contrary to Section 8.2.3.4 (i) of the Dún Laoghaire-Rathdown County Council County Development Plan 2016-2022, with respect to extensions to dwellings and would, therefore, 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 *8th* day of *MARCH* 2022.