

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0459

APPEAL by Hannahmay Limited care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 15th day of July, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: (i) Demolition of single storey extension to the rear of 27/28 Sandycove Road, and all sheds on site, (ii) construction of five duplex apartments with terraces/balconies over two and three floors (part of the second floor over the existing building), (iii) change of use of auctioneers rooms at ground floor with mezzanine level, to Class 1 or Class 2 use, (iv) three car parking spaces and 10 bicycle spaces off lane to the side of the building, and (v) drainage, landscaping, and all site works, at 27/28 Sandycove Road, Dún Laoghaire, County Dublin.

Decision

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

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Reasons and Considerations

The appeal site is located in an area zoned "A" in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, where the objective is "to provide residential development and improve residential amenity while protecting the existing residential amenities." Having regard to the restricted nature of the site, and to the layout, height, density and design, it is considered that the proposal would constitute overdevelopment and would seriously injure the amenity of adjoining residential properties.

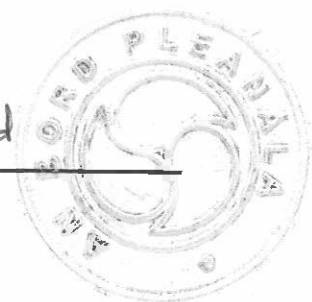
Furthermore, having regard to the configuration of the proposed apartments, and the failure to comply with the "Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities" published by the Department of Housing, Local Government and Heritage in December 2020 in terms of percentage of two-bedroom three-person units proposed and communal open space, the proposed development would result in a poor standard of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 29th day of Aug. 2022.