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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D21B/0260**

**APPEAL** by Barry and Adele Murphy care of Paul Quinn Architect of Triptych AC Limited, Digital HQ, 101 Georges Street, Dún Laoghaire, County Dublin against the decision made on the 15<sup>th</sup> day of July, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission to Barry and Adele Murphy.

**Proposed Development** Permission is sought for two first-floor side dormer extensions of 26 square metres each, 52 square metres in total, on either side of the existing house roof comprising of additional first floor bedrooms and bathroom, and a new opaque window to ground floor side w.c. with associated site and landscape works, all at Number 56 Avondale Road, Killiney, County Dublin.

**Decision**

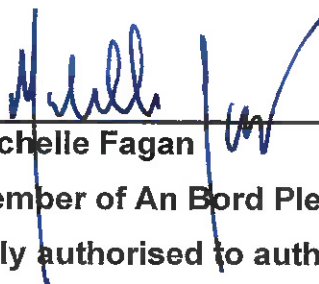
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Matters Considered

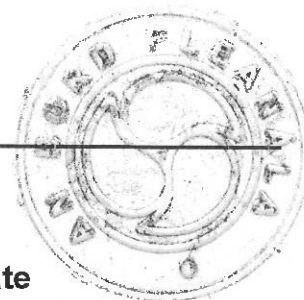
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown Development Plan 2016 - 2022, to the existing pattern of development in the area, and to the nature and extent of the proposed dormer extensions, it is considered that the proposed development would be visually incongruous and out of character with the pattern of development in this urban area. Having regard to its prominent location, the proposed development would constitute a disorderly form of development which would detract from the streetscape and visual amenities of the area. The proposed development would, therefore, seriously injure the residential amenities of the area and permission for such development would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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



Dated this <sup>9<sup>th</sup></sup> day of *December* 2021.