

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

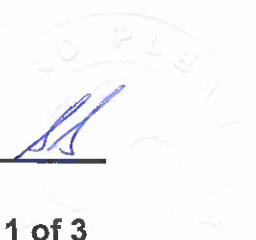
Planning Register Reference Number: D21A/0612

APPEAL by Eamon Murtagh care of CPD Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 20th day of August, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission to Eamon Murtagh.

Proposed Development Permission for the construction of a three-storey one-bedroom duplex dwelling, proposed parking, landscaping and new boundary walls, and associated site works, along with demolition of existing boundary wall and internal garden walls, with the proposed vehicular and pedestrian access from Newtown Avenue, Blackrock, County Dublin, all at the rear of, 1A, Seapoint Avenue, Blackrock, 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

1. Having regard to the zoning objective for the site, which seeks to protect residential amenity, it is considered that the proposed development, by reason of its design, scale, and restricted site size, would result in an incongruous feature which would integrate poorly with existing development in the area, and would result in an overdevelopment of the site. The proposed development would seriously injure the residential and visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the quality and disposition of the private open space provision, it is considered that the proposed development would result in a substandard form of development for future residents by reason of the substandard quality and quantity of private open space provision. The proposed development would be contrary to Section 8.2.3.4 of the current Dún Laoghaire-Rathdown County Development Plan in relation to additional accommodation in built-up areas, would seriously injure residential amenity, and would set an undesirable precedent for similar such development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

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

Dated this *17th* day of *February* 2022.

