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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dun Laoghaire Rathdown County Council**

**Planning Register Reference Number: D20B/0421**

**APPEAL** by Sandra Velthuis and Trevor Hodkinson of 43 Whitebarn Road, Churchtown, Dublin against the decision made on the 1<sup>st</sup> day of September, 2021 by Dun Laoghaire Rathdown County Council to refuse permission.

**Proposed Development:** Permission is sought for the retention of garden room accommodation for family use only in rear garden at 43 Whitebarn Road, Churchtown, 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 design, layout and use of the development, and the lack of integration with the existing dwellinghouse, it is considered that the development proposed to be retained would constitute a sub-standard form of residential development, which would not be interlinked with the primary dwelling or capable of being subsumed back into the main residence, and would operate in effect as a separate independent unit at this location, contrary to the provisions of the Dún Laoghaire Rathdown County Development Plan, 2016 - 2022 in relation to ancillary family accommodation as set out in Section 8.2.3.4: 'Additional Accommodation in Existing Built-up Areas: (iii) 'Family Member/Granny' Flat Extension'. The development proposed to be retained would, therefore, seriously injure residential amenity, would set an undesirable precedent for other similar forms of development and would 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 21<sup>st</sup> day of January 2022.

