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**Planning and Development Acts 2000 to 2021**

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

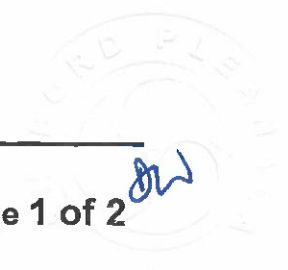
**Planning Register Reference Number: D21A/0777**

**APPEAL** by Timo Barry care of OTE Solutions of Dublin Road, Arklow, County Wicklow against the decision made on the 22<sup>nd</sup> day of October, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Change of use from a commercial shop to residential use as two number apartments to the ground floor along with alterations and revisions to the elevations and internal layout, and the erection of a front boundary wall/railing and all associated site development works at 27-29 Carysfort Avenue, Blackrock, County Dublin.

**Decision**

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



## Matters Considered

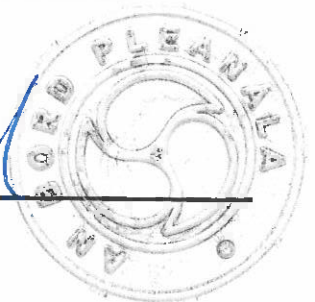
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

Having regard to the layout and configuration of the subject site and proposed residential units, the Board is not satisfied that the proposed development would comply with the provisions of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in 2020, with regard to amenity space provision for future occupants in terms of inadequate light, ventilation, private open space provision and refuse management, or with the provisions of Policy UD1: Urban Design Principles and Section 8.2.3.1 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 in relation to Quality Residential Design. The proposed apartment units would, therefore, result in a substandard level of residential amenity for future occupants, would contravene the national standards in relation to apartment development and would be contrary to the proper planning and sustainable development of the area.

  
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Dave Walsh

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



Dated this 25<sup>th</sup> day of March 2022.