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**Planning and Development Acts 2000 to 2021**

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

**Planning Register Reference Number: D21A/0501**

**Appeal** by Conor and Heather Longeran care of Roger Brassil Associates of 72 Albert Road, Lower, Sandycove, Dún Laoghaire, County Dublin against the decision made on the 5<sup>th</sup> day of November, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission for the following including all associate site works:

- (a) alterations to the front boundary including widening the vehicular entrance, relocating the pedestrian entrance, raising the front granite wall height and removing the railings. The proposed gates will be of hardwood,
  - (b) the provision of an additional off-street car parking space to the front of the site at the level of the existing driveway,
  - (c) removing a section to the stone wing-wall to the granite steps leading to the front door and its replacement with a decorative railing to match the opposite side
- all at 2 Tower Hill, Harbour Road, Dalkey, County Dublin in accordance with the plans and particulars lodged with the said Council.

## **Decision**

**GRANT permission for removing a section to the stone wing-wall to the granite steps leading to the front door and its replacement with a decorative railing to match the opposite side in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the condition set out below.**

**REFUSE permission for alterations to the front boundary including widening of the vehicular entrance, relocating the pedestrian entrance, raising the front granite wall height and removing the railings, installation of new hardwood gates, provision of an additional off-street parking space to the front of the site and all associated works based on the reasons and considerations marked (2) under.**

## **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 nature and scale of the works to the stone wing wall at the granite steps leading to the front door and its replacement with a decorative railing to match the opposite side, it is considered that, subject to compliance with the condition set out below, would be acceptable in terms of the setting and context of the existing building and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Condition

1. The works to the stone wing wall at the granite steps leading to the front door and its replacement with a decorative railing shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to the planning authority on the 12<sup>th</sup> day of October 2021.

**Reason:** In the interest of clarity.

## Reasons and Considerations (2)

It is considered that the proposed interventions to the front curtilage, by way of partial amalgamation of the original front garden with the side lane, removal of historic cast iron gates and railings, significant widening of the vehicular entrance and substantive hardstanding to facilitate the proposed car parking spaces and capacity for access and egress from the public road in forward gear, would erode the front garden in its historic linkage with the street between the main entrance granite steps and footpath through gardens to the pedestrian gate at the public road frontage, and would seriously injure the setting and context of the existing building, one of a semi-detached pair, and that of the streetscape along Harbour Road. The proposed development would seriously injure the amenities of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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**Stephen Bohan**

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

Dated this *28<sup>th</sup>* day of *March* 2022.