

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/0926

APPEAL by Gwen and John Downing of 14 Dublin Road, Bray, County Dublin against the decision made on the 13th day of December, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Development consisting of: A three bedroom two-storey detached house with pitched roof over. Demolition of existing shed. All onsite utilities and services. Internal boundary walls and piers. Four number rooflights to rear roof elevation at plot adjacent, 14 Dublin Road, Bray, County Dublin.

Decision

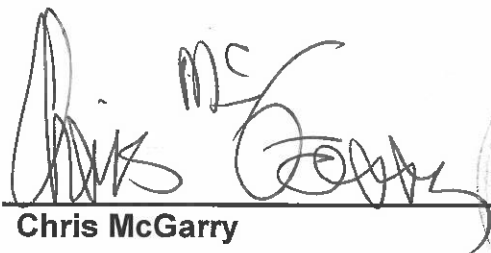
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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 zoning objective of the site (to protect and/or improve residential amenity) as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and the provisions of section 8.2.3.4 (v) of the Plan regarding additional accommodation in built up areas including garden/corner sites, it is considered on the basis of the documentation submitted with the application and appeal, that the proposed development by reason of its siting, design and proximity to site boundaries, would constitute a substandard and piecemeal form of development by reference to overbearance and would represent overdevelopment of the subject site, would detract from the visual amenities of the area and would set an undesirable precedent for similar development in the area. The proposed development would seriously injure the residential amenities of existing development in the immediate vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

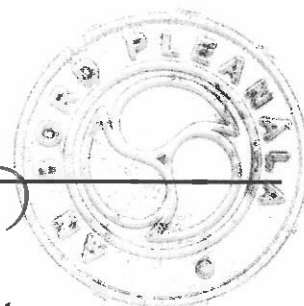


Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board



Dated this 25th day of April 2022