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**Planning and Development Acts 2000 to 2021**

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

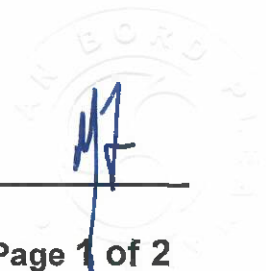
**Planning Register Reference Number: D21A/0947**

**APPEAL** by Fergal and Jane Gaughran care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 16<sup>th</sup> day of December, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** (i) Demolition of the existing shed, (ii) construction of a two-storey, four bedroom, flat roof detached dwelling with covered patio and rooflights to the side of existing house, (iii) new 3.5 metre wide vehicular entrance off The Rise, and (iv) all associated ancillary works necessary to facilitate the development including SUDS drainage, site works, boundary treatments and landscaping at 1 The Rise, Mount Merrion, Blackrock, County Dublin.

**Decision**

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



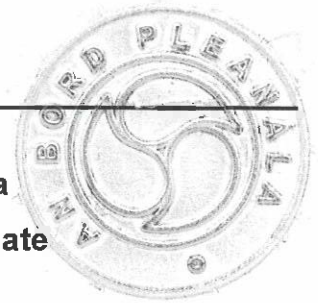
## Reasons and Considerations

Having regard to the form, scale and design of number 1 The Rise, and the bulk, massing and height of the proposed development, in particular the scale and height of the first floor window to bedroom 4 and its prominence and location directly adjacent to the existing building, it is considered that the proposed development would have a detrimental impact on the existing dwelling and would represent an overly visually prominent and discordant element on the streetscape that would negatively impact on the character of the existing dwelling and the visual amenities of the surrounding area. The proposed development would, therefore, seriously injure the amenities and 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 25<sup>th</sup> day of May 2022.