



An
Bord
Pleanála

Board Order ABP- 312909-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21A/1057

Appeal by Brian O'Connell care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 2nd day of February, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: (1) The construction of a part two-storey, three bedroom house of 188.86 square metres in the rear garden, to a height of 7.02 metres, a car garage of 26.49 square metres and entrance gates, (2) the removal of existing vehicular entrance, replacement with new railing to match existing, (3) the construction of a new vehicular entrance, gates, stone walls and all associated site works all on a site of 0.1765 hectares at Crevamor, 13, Marlborough Road, Glenageary, 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 existing character and the prevailing pattern of development in the area, and the site location within an Architectural Conservation Area, it is considered that the proposed development, by reason of its overall design and layout, and relocation of the existing entrance, noting the requirement to remove a significant number of trees on the site and in the public realm to facilitate the proposed development, would be out of scale with its surroundings, would seriously detract from the architectural character and setting along Marlborough Road and of the streetscape generally. The proposed development would, therefore, materially and adversely affect the character of the Marlborough Road Architectural Conservation Area, would be contrary to Policy Objective HER13 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 in this regard and would be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 11 day of May 2023