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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D21A/1084**

**APPEAL** by Noel MacMahon care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 10<sup>th</sup> day of February, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission.


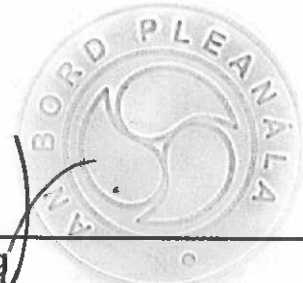
**Proposed Development:** Removal of the existing detached single storey pitched roof dwelling (118 square metres) and two number garden outbuildings. Construction of two number two-storey terraced pitched roof dwellings (House B - 122 square metres, House C - 125 square metres) and one number two-storey terraced pitched roof dwelling with attic accommodation and a dormer window to the rear (House A - 230 square metres), all in a single terrace. Modifications to the existing front boundary wall comprising relocation of the existing pedestrian entrance, formation of two number new pedestrian entrances, removal of render finish and capping to wall and provision of new low painted steel railings to top of wall. The development will include the division of the existing property into three number plots for the proposed terraced dwellings, new drainage connections to the public drainage system, hard and soft landscaping, and all associated site development works necessary to complete the development, all at 8 Convent Road, Dalkey, County Dublin.

## Decision

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

## Reasons and Considerations

The proposed development, to demolish a single storey dwelling and to replace it with a terrace of three houses, would, by reason of overlooking, overshadowing and overbearing, fail to protect the existing residential amenities in accordance with the site's land use zoning objective (Objective A) and, as such, would be contrary to Policy Objective PHP20 (Protection of Existing Residential Amenity) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 18<sup>th</sup> day of September 2023.