



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0009

APPEAL by Mary Muldowney care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 3rd day of March, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Partial demolition and change of use from workshop to two two-bedroom semi-detached dwellings with raised roof and a first-floor extension on the south side with rooflights to front and rear at The Lane, Westminster Court, Brighton Road, Dublin.

Decision

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

Pm

Reasons and Considerations

1. It is considered that the proposed development of two dwellings on a restricted site, which forms part of a larger landholding in industrial use, would fail to meet the standards of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 which requires the provision of residential amenity for future residents. The proposed development would be contrary to the zoning objective (Objective A) for the area, which seeks to provide residential development and improve residential amenity while protecting the existing residential amenities, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development comprises an intensification of use of a building constructed within a wayleave of an existing public surface water sewer. The proposed development would impede access to the wayleave for maintenance and repair purposes and would, therefore, be prejudicial to public health.



Peter Mullan

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

Dated this *26th* day of *August*, 2023.