

An  
Bord  
Pleanála

**Board Order**  
**ABP- 313601-22**

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D22A/0143**

**Appeal** by Ben Culligan and Donna Struve care of OAR Architects of 1 Termon, Castle Street, Dalkey, County Dublin against the decision made on the 20<sup>th</sup> day of April, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Retention of new first floor extension with pitched roof to existing granny flat and associated site works at Stepside Lodge, Burrow Road, Dublin.

**Decision**

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

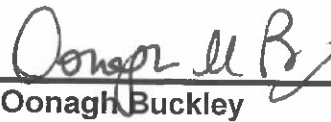
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## Reasons and Considerations

1. The Board is not satisfied that the subject structure has the benefit of an extant planning permission for its use as a family flat. The retention of development sought under this application would, therefore, result in the modification and extension of a structure and use that does not have the benefit of planning permission. Furthermore, the structure is in excess of the maximum floor space limit, in non-compliance with the design requirements for such a development and is occupied by a person who does not meet the criteria for a house at this location as set out in the Dún Laoghaire-Rathdown County Development Plan, 2022-2028. The development for which retention is sought, therefore, materially contravenes Section 12.3.10.6 of the Development Plan and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the topography and elevated and relatively open and exposed position of the site and dwelling, it is considered that the development would not be sympathetic and subservient to the main dwelling, would be visually intrusive and unduly prominent on the landscape at this location and would set an undesirable precedent for similarly prominently located development in the vicinity. The development for which retention is sought would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The development for which retention is sought would be contrary to the proper planning and sustainable development of the area.

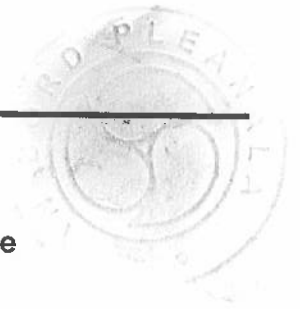
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3. It is considered that retention of the development would endanger public safety by reason of a traffic hazard because of the additional traffic movements generated on a substandard local road at a point where both entrances serving the site have restricted sightlines in both directions. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

  
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Oonagh Buckley

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



Dated this 30<sup>th</sup> day of June 2023