

An
Bord
Pleanála

Board Order ABP-313688-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0186

Appeal by Sinead O'Hanlon care of Raymond McGinley Architects of 43 Sycamore, Avenue, Castleknock, Dublin against the decision made on the 5th day of May, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Erection of single storey two-bedroom private house, with another part of the house proposed to be used as a Bed and Breakfast business comprising two number en-suite bedrooms, a living and dining room, and all associated site works including modifications to the existing site entrance and a new wastewater treatment system at The Hollies, Cullen's Way, Woodside, Sandyford, Dublin.

Decision

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

Reasons and Considerations

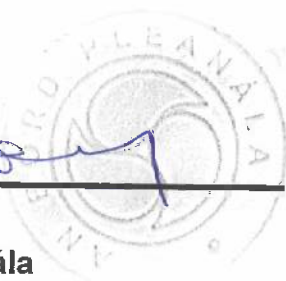
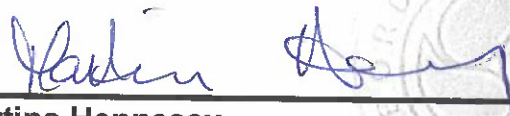
The Board had regard to:

- the Dún Laoghaire-Rathdown County Development Plan 2022-2028,
- policy objective PHP23 regarding the management of one-off housing,
- the site's designation with zoning objective "B" to protect and improve rural amenity,
- relevant development management standards including 12.3.10.2 concerning the design of one-off housing in the countryside, and
- the nature, scale, location and design of the proposed development.

The Board considered that the applicant has not demonstrated that they come within the scope of the housing need criteria and that they have not demonstrated an economic or social need to live in this rural area in accordance with the Development Plan.

Having regard to the topography of the site, and to the elevated positioning and scale of the proposed dwelling, the Board considered that the proposed development could not be effectively assimilated into the landscape and would, therefore, form a discordant and obtrusive feature on the landscape at this rural location.

The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 3rd day of August 2023