

An
Bord
Pleanála

Board Order

ABP- 314338-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0363

Appeal by Jun Luan care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 15th day of July, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission.

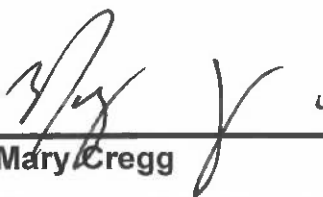
Proposed Development: Demolition of the existing single-storey extension to the side of the existing two-storey house. The construction of a new two-storey extension to the side, to extend kitchen on ground floor, study and new attic stairs on first floor as well as the conversion of the existing attic to a playroom, store, bathroom and bedroom, with the construction of two number dormer windows to the attic. The construction of a new two-storey, two bedroom detached house in the side garden to be called 1A Airfield Drive with an attic conversion as a playroom and store with two number dormer windows, new rooflights to front of both houses, partial removal of existing wall to front to provide access to parking spaces for both houses and associated site works all at number 1 Airfield Drive, Churchtown, 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 overall size, design, layout, and relationship with existing dwellings and immediately adjacent properties, and to the impact on the amenities of neighbouring property and the adequate usable private open space for existing and proposed dwellings, it is considered that the proposed development would seriously injure the residential amenities of existing property; would fail to meet the open space requirements for the proposed and existing dwelling; would represent over-development of a constrained site and would set an undesirable precedent for similar type development in the area. It is considered that the proposed development would, therefore, be contrary to Section 12.3.7.5 (Corner/Side Garden Sites) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and to the proper planning and sustainable development of the area.



Mary Cregg

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



Dated this 10th day of July 2023