



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0391

APPEAL by Michael Lennon care of PMK Architects of Sycamore Lodge, Barrenhill, Sutton, Dublin against the decision made on the 29th day of July, 2022 by Dún Laoghaire-Rathdown County Council to refuse outline permission for the proposed development.

Proposed Development: Outline planning application for a new two-storey house consisting of an entrance hall with four bedrooms and bathroom on ground floor and for a guest bedroom, dining and kitchen area to first floor all with a flat roof and for new vehicular entrance and car parking spaces all to the side of existing house at Hill House, Torca Road, Dalkey, County 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 backland location, and to the design and layout of the proposed development, it is considered that the proposed development would lead to endangerment of public safety due to the lack of adequate sightlines onto Torca Road. The proposed development would be serviced by an existing substandard entrance, which has inadequate sightlines for pedestrians and vehicles exiting onto Torca Road. The increase of vehicular and pedestrian traffic, by way of the proposed dwelling, would endanger public safety by reason of traffic hazard or obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 30 day of June 2023.