



An  
Bord  
Pleanála

Board Order  
ABP-314507-22

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D22A/0427**

**APPEAL** by Chalkhill Developments Limited care of Colgan O'Reilly Architects of 93a Sandymount Road, Dublin against the decision made on the 11<sup>th</sup> day of August, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Construction of a new three-storey house over basement with second floor front patio balcony, ancillary site works and new drainage systems. The subject site is located at the rear of 44a and 44b North Avenue, Mount Merrion and access is through this site by way of an existing vehicular entrance off North Avenue, Mount Merrion and a right-of-way over 44a and 44b North Avenue, Mount Merrion, all at 44c North Avenue, Mount Merrion, County Dublin to the rear of 44a and 44b North Avenue.

## **Decision**

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

## Reasons and Considerations

Having regard to the pattern of development in the area, the residential zoning of the area under the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and the standards for the development of infill development set out in section 12.3.7.7 (Infill) and Policy Objective HER21 of the development plan, it is considered that, by reason of its height, scale, bulk, massing and design rationale, the proposed development would be excessively dominant and visually incongruous in this setting and would negatively impact on the visual amenity and character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Tom Rabbette**

**Member of An Bord Pleanála**

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

Dated this 31<sup>st</sup> day of July 2023.