

An  
Bord  
Pleanála

**Board Order**

**ABP- 314684-22**

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D22A/0492**

**Appeal** by Brendan Thomas of 337A Pearse Drive, Sallynoggin, County Dublin against the decision made on the 29<sup>th</sup> day of August, 2022 by Dún Laoghaire-Rathdown Council to refuse permission for the proposed development.

**Proposed Development:** A proposed two and half storey dwelling house, new site entrance, connections to foul, surface water drainage and water services, new front and side boundary walls with planting, amendment to existing house boundary and to include all associated site works at 337A Pearse Drive, Sallynoggin, County Dublin.

## **Decision**

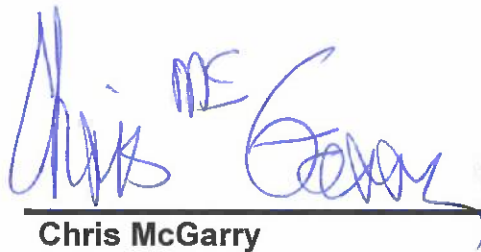
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

1. The application site is a restricted site located to the side of number 337A Pearse Drive. The proposed development, by reason of overall design, scale and layout, distances from site boundaries and lack of adequate private open space to serve the proposed dwelling, and resultant reduction in open space to serve the existing dwelling at 337A Pearse Drive, would represent overdevelopment of the site, and would result in overshadowing and visual overbearance impacts on the existing dwelling at 337A Pearse Drive. The proposed development would not comply with Section 12.3.7.7 Infill, of the Dún Laoghaire Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the provisions of the Dún Laoghaire Rathdown County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

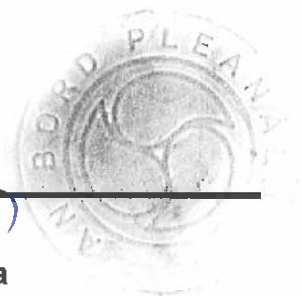


2. The proposed development, by reason of its design, scale, bulk and layout, including its front building line to Pearse Drive, on this restricted site would be visually incongruous on the Pearse Drive and Pearse Green streetscape, and as viewed from adjoining properties. The proposed development would detract from the visual amenities of the area and would set a poor precedent for similar type development in the area. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

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



Dated this 13<sup>th</sup> day of July 2023