

An
Bord
Pleanála

Board Order

ABP- 315065-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0638

Appeal by Eileen O'Sullivan care of Diarmuid Ó' Grada Planning Consultant of 16 Louvain, Roebuck Road, Dublin against the decision made on the 17th day of October, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.



Proposed Development: Planning permission is sought for the construction of six number dwelling houses including boundary treatment, access roads and driveways, connections to mains sewer and water including ancillary works all at "Southwinds", Ulverton 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 configuration of the site and to its context, in a 'City - Urban Neighbourhoods' area as designated within the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024), it is considered that the proposed development is substandard in overall form and layout, in particular, by virtue of the design, scale and separation distances of house number 2 and house number 7 to adjoining residential properties and due to the overall extent and dominance of car parking within the overall development. Accordingly, to permit the development as proposed would seriously injure the residential amenities of adjoining property, and would be contrary to zoning objective A of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, attached to this site which seeks to 'provide residential development and improve residential amenity while protecting the existing residential amenities', and would be contrary to Ministerial Guidelines 'Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities' (2024). 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 11th day of April 2024