



An
Bord
Pleanála

Board Order
ABP-315411-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0776

APPEAL by David Kennedy care of JEA Architecture of Park House, Ballisk Court, Donabate, County Dublin against the decision made on the 6th day of December, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Retention planning permission for extended height to front and side boundary walls from 1.1 metre to 2.1 metres high with timber cladding fence and widening of existing vehicle entrance to 2.7 metres and extended height of vehicle and pedestrian entrance to 2.1 metres, planning permission to raise rear block wall from 1.7 metres to 2.1 metres to match neighbouring rear walls of adjacent properties and permission to install safety mirrors to driveway piers along with all associate site works at 88 Rockford Park, Blackrock, 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 development proposed for retention, by reason of its design, height, colour and finish, would be visually obtrusive when viewed along the streetscape and from adjoining properties, would detract from the visual amenity of the area, would set a poor precedent for similar type development in the area and, therefore, would be contrary to Section 12.4.8.2 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 in relation to vehicular entrances. The development proposed for retention would seriously injure the amenities and depreciate the value of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the lack of visibility between vehicles exiting the development and both pedestrian as well as vehicular movements at the entrance, the proposed retention works would endanger public safety by reason of traffic hazard and obstruction of road users. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.



In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the view of the planning authority that the development proposed for retention would seriously injure the visual amenities of the area, would not be acceptable in terms of traffic safety and would set an undesirable precedent for similar developments in the area.



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

Dated this *23rd* day of *January* 2024.