



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0800

APPEAL by Charton Homes Limited care of Genesis Planning Consultants of Dean Swift Building, Armagh Business Park, Hamiltonsbawn Road, Armagh, Northern Ireland against the decision made on the 14th day of December, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The development will consist of change of house types and garage types along with changes of plot layouts from details as granted under permission D15A/0403 (as extended under extension of duration D15A/0403/E) along with provision of associated garages. New boundary treatments and landscaping works are also proposed. Other works incorporating the access, internal roads and footpaths, drainage, foul and water infrastructure and street lighting to remain as granted under D15A/0403 and D22A/0403/E. The site lies within the attendant grounds of Shankill House which is a protected structure, on lands at Shankill House, Ferndale Road, Rathmichael, Dublin.

Decision

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

Reasons and Considerations

The proposed design amendments would result in dwellings with a varied and inconsistent design approach that lack a cohesive architectural expression. The design amendments would compromise the visual coherence and integration of the approved development and would result in a discordant development that would have an adverse impact on the visual amenity of the area. As such the design amendments would fail to create a sense of place in line with Policy 12.3.1: Quality Design of the Dún Laoghaire-Rathdown County Development Plan 2022–2028. Additionally, the proposed amendments to the dwelling on Site 10, by reason of the excessive height, bulk and depth of the dwelling and garage in close proximity to the boundary, would result in the creation of a sense of enclosure and an overbearing and injurious impact on the residential amenity of the dwelling and garden area at number 11 Hillfield, Shankhill House, and the visual amenity of the wider area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *20th* day of *March* 2024.