



An
Bord
Pleanála

Board Order ABP-315610-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0831

Appeal by Conor Hughes care of Liam Cullen of 44 Ballinteer Crescent, Dublin against the decision made on the 20th day of December, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of a single storey stand-alone unit (floor area 28.8 square metres) for use for habitable purposes and associated works at 8 Goatstown Close, Goatstown, Dublin.

Decision

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



Reasons and Considerations

It is considered that the development proposed to be retained, comprising of a stand-alone structure for habitable use, which is entirely separate to the main dwelling, would be contrary to the relevant provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, in particular Section 12.3.7.3 ('Family Member/Granny' Flat Extension), Section 12.3.7.4 (Detached Habitable Room) and Section 12.3.7.5 (Corner/Side Garden Sites). The development proposed to be retained would result in a substandard stand-alone residential unit on a restricted site with substandard access arrangements and would set an undesirable precedent for similar types of development in the vicinity. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

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

Dated this 30 day of January 2024.