

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0027

APPEAL by Kieron Nolan and Chris Cannon care of Gareth Maguire Architect of Studio MuA, 4 Cope Drive, Deepforde, Drogheda, County Meath against the decision made on the 7th day of March, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission.


Proposed Development: Demolition of the existing four-bedroom house garage and replacement with a new four-bedroom house with inclusion of an integrated granny flat at the ground floor with all services to existing connections and associated site works at 91 Ballinclea Heights, Killiney, County Dublin.

Decision

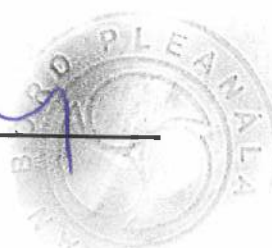
REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the harmonious streetscape and consistent form of residential dwellings within the immediate vicinity, the Board considered that the overall design of the proposed development would constitute an incongruous form of development, would not integrate well within the existing streetscape or retain the physical character of the area and would set an undesirable precedent. It would therefore be contrary to Policy Objective 4.3.1.2 and Section 12.3.7.7 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proposed development, the Board was not satisfied that sufficient information was provided to justify the demolition of an existing dwelling, contrary to Policy Objectives CA6 and PHP19 and Sections 12.3.9 and 3.4.1.2 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, whereby it is the Council's policy objective to require, where possible, the retrofitting and reuse of existing buildings rather than their demolition and reconstruction. 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 4th day of August 2023