



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0268

APPEAL by David and Margaret Farrar care of Armstrong Planning Limited of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 15th day of June, 2023 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to TDL Limited care of AD Designs of An Grianan, Corballis, Donabate, County Dublin.

Proposed Development Demolition of the single storey industrial unit and the construction of two x semi-detached, two-storey three-bedroom dwelling houses. House 1: 159 square metres, House 2: 149 square metres. Both dwellings to have rear gardens and first-floor terraces with paved off-street parking under each dwelling, two cars to each dwelling, all at the former tyre sales building, Orchard Lane, Blackrock, 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 design criteria for residential development, as set out in the Dún Laoghaire-Rathdown County Development Plan, 2022 – 2028, and in particular Section 12.4.8.1 and Section 12.4.8.2, to the information submitted with the application and the appeal, and to the design and layout of the proposed development, it is considered that the proposed car parking arrangement would provide for a poor interface with the street and result in a poor level of daylight inside the dwellings. Furthermore, it has not been demonstrated that adequate and safe traffic turning movements onto the public road could be achieved without causing obstruction to road users. The development, as proposed, would be visually incongruous in this setting resulting in a negative impact on the visual amenity and character of the area, would give rise to substandard residential amenity for future occupiers of the proposed development and would set an undesirable precedent for similar type development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *13th* day of *March* 2024.