

An
Bord
Pleanála

Board Order ABP- 317576-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

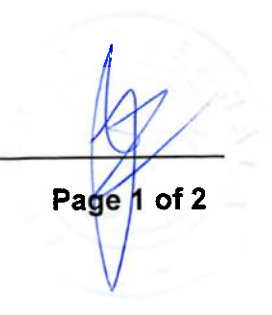
Planning Register Reference Number: D23B/0188

Appeal by Josh and Elaine Murray care of M Architecture of 97A Killarney Heights, Bray, County Wicklow against the decision made on the 20th day of June, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: New single-storey extension to the side and a new two-storey extension to the rear of the existing house, a new garden shed/home office and associated site works all at 39 New Vale Cottages, Shankill, County Dublin.

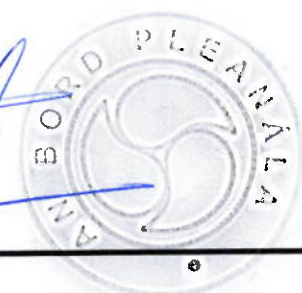
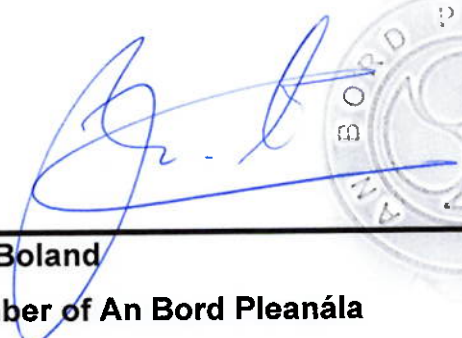
Decision

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, scale, bulk and height of the proposed rear extension, and its relationship with the existing dwelling and immediately adjacent properties, and to the pattern of development in the area, it is considered that the proposed development would be overly dominant, would be out of character with the streetscape, and would seriously injure the amenities of property in the area. The proposed development would, therefore, detract from the existing pattern of development in the area, would be contrary to Section 12.3.7.1 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 in relation to extensions and would set an undesirable precedent for further such developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Joe Boland

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

Dated this 12TH day of March 2024