

An
Bord
Pleanála

Board Order
ABP-318069-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0446

APPEAL by Mark Dunne care of Kevin Tiernan of 19 Aranleigh Gardens, Rathfarnham, Dublin against the decision made on the 25th day of August, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission.

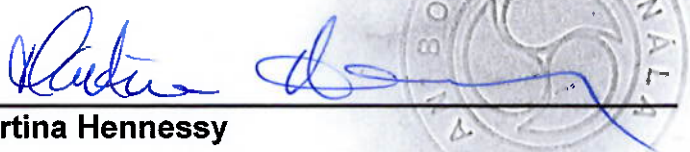
Proposed Development: Two-bedroom detached house with an upstairs study with vehicular access and all ancillary services on a plot adjacent to 44 Seafield Crescent, Booterstown, Blackrock, County Dublin.

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 location of the proposed development which occupies a prominent corner site detached from the adjoining neighbourhood centre terrace, the siting of the proposed development relative to the established building line to the south and its relationship with Seafield Crescent Road, the design of the east facing elevation comprising of a gable wall in conjunction with the proposal to provide a two metre high block boundary wall along the eastern boundary of the site adjacent to Seafield Crescent Road, and having regard to the provisions of Section 12.3.7.5 (corner/garden sites) and Section 12.3.7.7 (infill development) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the proposed development would be out of character in comparison to the prevailing built context, would appear visually incongruous on the streetscape and would have a significant negative impact on the visual amenities of the surrounding immediate area. 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 2nd day of September 2024.