



An  
Bord  
Pleanála

## Board Order ABP-318094-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D23B/0327**

**Appeal** by Conor Hogan and Shona Delaney care of Hogan and Associates of Olivemount House, Olivemount Road, Windy Arbour, Dublin against the decision made on the 28<sup>th</sup> day of August, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Extension to dwelling at front, side and rear with part single-storey, part two-storey and with part Mansard style roof forming rooms in part of attic space and related alterations to existing layout and all associated site works at 53 Churchtown Road Lower, Dublin.

### Decision

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

1. The proposed development, by reason of its excessive height relative to surrounding buildings, its bulk and massing, its building line and roof design, would be out of character with the pattern of development in the vicinity, would constitute a visually discordant feature that would be detrimental to the character of this area and would not be in accordance with Section 12.3.7 (Additional Accommodation in Existing Built-Up Areas) 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 pattern of development in the area and the scale of development proposed, it is considered that the proposed extension, by reason of its scale, bulk and its prominent end of terrace location, would seriously injure the residential amenities of adjoining properties by reason of overbearance and would not be in accordance with Policy Objective PHP20 or Zoning Objective A (residential amenity) of the development plan. The proposed development 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 27 day of June 2024.**