



An  
Bord  
Pleanála

## Board Order ABP-318121-23

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### Planning and Development Acts 2000 to 2022

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

**Planning Register Reference Number:** D23A/0477

**Appeal** by Judith and Marc Evers of 23 Beaumont Drive, Churchtown, Dublin against the decision made on the 5<sup>th</sup> day of September, 2023 by Dun Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Demolition of existing single-storey garage and the provision of a new part two-storey, part single-storey structure in its place, comprising garage accommodation at ground floor, home office accommodation at first floor and sundry associated works, including relocation of side gate, all in the rear garden of existing, end-of-terrace, two-storey dwelling with single-storey rear extension, and accessible by laneway on the north north-east and west north-west boundaries, all at 23 Beaumont Drive, Churchtown, Dublin.

### Decision

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

## Reasons and Considerations

Having regard to the A zoning objective for the site, which seeks to 'provide residential development and improve residential amenity while protecting existing residential amenities', and Section 12.3.7.4 (Detached Habitable Rooms) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which requires that such rooms should be modest in floor area and scale, and the proposed height and two-storey design, it is considered that the proposed development would be out of scale and character in comparison with the existing dwelling and with the pattern of development in the vicinity of the site, and would appear visually incongruous when viewed from surrounding properties. The proposed development would be contrary to the A zoning objective pertaining to the site, would be contrary to the provisions set out in Section 12.3.7.4 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 in respect of habitable rooms, would set an undesirable precedent for similar development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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Joe Boland

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.

Dated this 13<sup>TH</sup> day of September 2024.