



An
Bord
Pleanála

Board Order ABP-318417-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23B/0394

Appeal by Mariya Marinova care of Enda Fanning Architect of "Dundáras", Whitehall Road, Churchtown, Dublin against the decision made on the 13th day of October, 2023 by Dún Laoghaire-Rathdown County Council refuse permission for the proposed development.

Proposed Development: A two-storey flat roofed extension (to include a porch and hallway extension on the ground floor and a bedroom extension on the first floor) and alterations to the existing windows, all to the front of the dwelling at 19 Meadow View, Churchtown, Dublin.

Decision

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

Reasons and Considerations

The proposed extension would be out of character and would not integrate with the existing house and neighbouring properties and would be visually obtrusive on the streetscape. The proposed development would impact negatively upon the visual and residential amenities of the area, would be contrary to Section 12.3.7.1 (i) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 ('Extensions to Dwellings – Extensions to the Front'), by virtue of its negative visual impact and the reduction of the length of the subject site's driveway below the six metres length requirement. The development, if permitted, would set an undesirable precedent for similar types of development on similarly constrained sites. The proposed development would, therefore, be contrary to the zoning objective of the area, which is Objective 'A' to provide residential development and improve residential amenity while protecting the existing residential amenities and would be contrary to the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this

26th day of June

2024.