



An
Bord
Pleanála

Board Order ABP-318745-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0326

Appeal by John Feeney care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 23rd day of November, 2023 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: 1) Construction of a new detached house in the front garden. 2) The proposed house will be a four bedroom detached flat roof house. 3) The house will be two-storey, split level set down in the site entered at first floor. 4) The works will also include a single storey flat roof garden room. 5) Partial demolition of wall to the side of the existing entrance driveway to create a new vehicular access to the site. 6) Proposed new pedestrian entrance onto Sorrento Road. 7) Alterations to boundary walls, landscaping, soakaway, drainage works and ancillary and associated works. 8) SuDS surface water drainage, foul water potable water connections. 9) All ancillary works necessary to facilitate the development; all at Monte Alverno House (a protected structure), Monte Alverno, Sorrento Road, Dalkey, County Dublin as amended by the revised public notice received by the planning authority on the 1st day of November, 2023.

UC

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 provisions of the Dun Láoghaire Rathdown Development Plan 2022-2028, particularly policy objectives HER8 and HER13 relating to Protected Structures and Architectural Conservation Areas, to the necessity to protect the character and setting of same and to the location of the proposed development, within the curtilage of a protected structure, Monte Alverno [PS Ref No. 1589], it is considered that the proposed development, notwithstanding the proposed mitigation measures, would be contrary to Development Plan policy, would seriously injure the visual amenities, sylvan context and historic character of the area and thereby have an adverse impact on the Protected Structure and the adjoining Vico Road Architectural Conservation Area. It is considered that the proposed development would, therefore, set an undesirable precedent for similar type development in the area and 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.