



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0060

APPEAL by Roland Monsegu and Fiona Boylan care of Marston Planning Consulting of 23 Grange Park, Foxrock, Dublin against the decision made on the 25th day of March, 2024 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Retention for the amendment and omission of condition number 2 under planning reference D22A/0992 that allows for the retention of the storage and bicycle shed within the front garden of the two-storey semi-detached property at Verdemay, Crosthwaite Park East, Dun Laoghaire, County Dublin.

Decision

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

The storage shed structures for ancillary residential use would be contrary to the land uses permissible on land zoned Objective F under the Dún Laoghaire-Rathdown County Development Plan 2022-2028 which seeks to preserve and provide for open space with ancillary active recreational amenities.

Furthermore, the retention of the two storage shed structures would constitute a visually discordant feature that would be detrimental to the special character of the 'Crosthwaite Park' Architectural Conservation Area (ACA), which is afforded protection under Section 11.4.2.1 Policy Objective HER13 and Sections 12.11.3 and 12.11.4 of the development plan, and would set an undesirable precedent for the proliferation of such structures.

The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 10 day of October 2024.