

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0671

APPEAL by Turlough Carolan care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 17th day of June, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Barnardos care of 4bes Design Services of 38 Larkfield Avenue, Larkfield, Lucan, County Dublin for the proposed development.

Proposed Development: Renovation of existing Early Years and Family Support Centre, construction of two-storey extension to the rear comprising of welfare facilities at basement, ground and first floor levels. Conversion of existing attic space comprising of modification of existing roof structure, new roof windows to the front, new access stairs from first floor landing, widening of existing vehicular entrance and all associated site works at 14 Tivoli Terrace South, Dún Laoghaire, County Dublin.

Decision

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

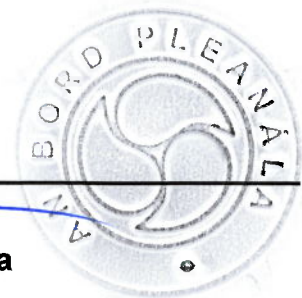
Reasons and Considerations

Having regard to the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and, in particular, Policy Objective PHP20 which seeks to ensure the residential amenity of existing homes, and Section 12.3.7.1 (Extensions to Dwellings) which notes that first floor rear extensions can have potential for negative impacts on the amenities of adjacent properties, it is considered that the proposed development on this prominent corner site, by virtue of its height, depth, scale and massing, would be visually obtrusive and overbearing, would seriously injure the existing residential and visual amenities of the adjacent properties and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector that the principle of development was acceptable, but it was mindful of the site's zoning objective A, which seeks to protect and improve residential amenity. The Board disagreed with the Inspector that the proposed scale and massing would be appropriate or in keeping with the development on the site, or that it would not give rise to unacceptable overbearing impacts from number 13 Tivoli Terrace South, or from Tivoli Terrace to the east. The Board considered that the proposal would result in unacceptable impacts on the visual and residential amenities of adjacent properties.


MaryRose McGovern

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.



Dated this 17th day of April 2025.