

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0760

APPEAL by Saskia Crowley care of H2B Architects of Kildalkey, Moyview, County Meath against the decision made on the 17th day of July, 2024 by Dún Laoghaire-Rathdown County Council to refuse permission


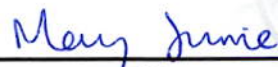
Proposed Development: The redevelopment of the existing home office. Development to include the demolition of the existing single-storey home office and replace it with a new 2.5-storey mews house (the top floor is dormer style and does not have full height walls) matching the height and dormer style of the other permitted and existing mews developments on the lane. Balconies on the first and second floor overlooking the lane, integrated garage and all other associated site works at Montpelier Cottage, Montpelier Lane, Monkstown, County Dublin as revised by the further public notices received by the planning authority on the 1st day of July 2024.

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 pattern of existing and permitted development in the area, the nature, scale and design of the proposed development in a constrained site, together with Section 4.3.1.5 Policy Objective PHP22 (Mews Lane Housing) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the proposed development would be out of scale, proportion and character with the existing built form on Montpelier Lane and would seriously injure the visual amenities of the area. The proposed development would also give rise to significant overbearance on, and overlooking of, neighbouring properties and would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.



Mary Gurrie

Member of An Bord Pleanála

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

Dated this 23 day of January 2025.