

An
Bord
Pleanála

Board Order ABP-320814-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0474/WEB

Appeal by Gareth and Kathryn Healy of Santessa, Old Bray Road, Cabinteely, Dublin against the decision made on the 23rd day of August 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Works to an existing detached five-bedroom dormer bungalow style single dwelling comprising of the reconfiguration of the existing site entrance to widen and relocate the vehicular entrance gate and to form a new separate pedestrian entrance gate, both opening from the Old Bray Road. Both new site entrances, vehicular and pedestrian, to be provided with new timber gates. The proposed works to the gates will require the demolition of one existing stone gate pier, and the formation of two new stone gate piers to generally match the style and dimension of the existing piers but omitting the castellated capping detail to all piers, new and existing retained. The raising of the height of the full length of the existing stone front boundary wall with the provision of approximately 200 millimetres of additional matching stone on top of the existing wall, the style of the top of the raised wall to match that of the existing. Provision of a new section of hard landscaping (stone cobble paving) at the site entrance under the proposed new gates and extending out to the front site boundary line. Minor re-alignment of the existing driveway within the site and amended hard landscaping to same, to tie into the new

slightly altered vehicular gate location. All other site works, services and landscaping necessary to facilitate the proposed development. The proposed widening and relocation of the vehicular entrance will require the extension of the dishing to the public footpath outside the site, all at Santessa, Old Bray Road, Cabinteely, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development in an established residential area, it is considered that condition number 2 should be retained in order to accord with Section 12.4.8.1 (General Specifications) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which sets out that electronic gates are not acceptable unless set back from the footway and should be omitted, and Section 12.4.8.2 (Visual and Physical Impacts) which sets out that vehicular entrances should not dominate a property's frontage and should harmonise with the existing streetscape.

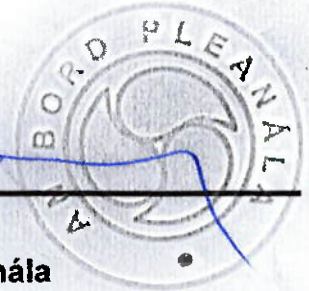
In deciding not to accept the Inspector's recommendation to remove condition number 2, the Board, in agreement with the planning authority, considered that the height of the proposed boundary wall, pillars and gates, along with the installation of electronic gates, would have a negative cumulative impact in terms of the character and appearance of the area and in terms of vehicular and pedestrian safety. It is considered, therefore, appropriate that condition number 2 be retained.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 18th day of December 2024.