



An
Bord
Pleanála

Board Order ABP-320942-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0538

Appeal by Alan Muir of 21 Glen Drive, The Park, Cabinteely, Dublin against the decision made on the 6th day of September, 2024 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of a detached ground floor building in the front garden to be used for office/storage space and all ancillary works, all at 21 Glen Drive, The Park, Cabinteely, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

It is considered that, by reason of its design and finish relative to surrounding buildings, and its location forward of the established building line, the detached office/storage building proposed to be retained would be out of character with the pattern of development in the vicinity, would constitute a visually discordant feature which would be detrimental to the character of the area, would detract from the residential amenity of adjoining property and the main dwellinghouse, and would be contrary to the zoning objective of the site to protect the existing residential amenities. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *31st* day of *March*, 2025.