



An
Bord
Pleanála

Board Order

ABP-321283-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0678/WEB

Appeal by Rory and Yulianna Finegan care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 22nd day of October, 2024 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of existing 1960s, two-storey over sub-basement detached three-bedroom dwelling (circa 245 square metres) on-site and demolition of the existing vehicular gate and front boundary wall, construction of a replacement, two-storey over sub-basement, three-bedroom contemporary flat roofed dwelling (circa 371 square metres). The lower ground floor level of the proposed development will comprise a private spa, including a steam room, sauna, sunken hot tub, WC and plant rooms. The ground floor level of the proposed dwelling will comprise the kitchen/dining, utility, washroom, WC and living room, with the bedrooms, WC, store, and balcony to the front and terrace area to the rear at first floor level. The proposed pedestrian and vehicular access to the subject site will be via the north, off Knocknacree Park. A new pedestrian gate is proposed on the northern site boundary. The proposed development also includes all ancillary site works, inclusive of tree removal and replacement landscaping, boundary treatments, lighting, SuDs drainage, and all other engineering/drainage works necessary to

facilitate the development, all at Coolkeel, 33 Knocknacree Park, Dalkey, County Dublin.

Decision

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

Reasons and Considerations

It is considered that the applicants have failed to provide a strong justification for the demolition of the existing dwelling on the application site. The proposed development would be inconsistent with Policy Objective CA6: 'Retrofit and Reuse of Buildings', would be contrary to the provisions of Section 12.3.9 (Demolition and Replacement Dwellings) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Member of An Bord Pleanála

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

Dated this 7th day of March 2025.