

An
Bord
Pleanála

Board Order ABP-321469-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0793/WEB

Appeal by John and Marie Curtin of 5 Summerhill Road, Dun Laoghaire, County Dublin and by Mathieu Pfiffer care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 22nd day of November, 2024 by Dun Laoghaire-Rathdown County Council in relation to an application by the said Mathieu Pfiffer for development comprising retention of widening the vehicular access gate and retention of additional timber privacy screening over existing north-west side site boundary, all at Mount Verona House, 6 Summerhill Road, Dun Laoghaire, County Dublin (which decision was to grant subject to conditions permission for retention of the timber privacy screening and to refuse permission for retention of the widening of the vehicular entrance).

Decision

REFUSE permission for the development proposed to be retained for the reasons and considerations set out below.

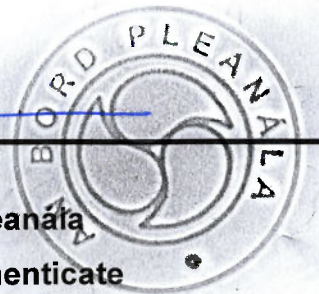
Reasons and Considerations

1. It is considered that the traffic movements generated by the access proposed to be retained onto Martello Avenue, which has restricted width and parallel parking on the opposite side of the road to the vehicular entrance, and the restricted sightlines in both directions, would endanger public safety by reason of traffic hazard and would lead to conflict between road users. Furthermore, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, and with particular regard to the restricted width of the historic entrance to the rear garden, that vehicular parking is an established use in the rear garden of Mount Verona House. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the height and length of the timber privacy screening proposed to be retained on top of an existing wall, as illustrated in the planning application documentation, and the proximity to the boundary with 5 Summerhill Road, it is considered that the development proposed to be retained would seriously injure the residential amenities of property in the immediate vicinity by reason of overbearing impact and overshadowing. The development proposed to be retained would set an undesirable precedent for similar type development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Paul Caprani

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



Dated this 14th day of April 2025.