



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0829/WEB

APPEAL by Stuart Stein care of Patrycja Rogala of Woodbine, Owendore Avenue, Dublin against the decision made on the 9th day of December, 2024 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Construction of a three-bedroom detached dormer bungalow, new vehicular access to rear development, new vehicular access to existing front house, new right-of-way for the provision of vehicular and pedestrian access and egress to the proposed new dwelling, all landscaping, drainage and service connections and associated ancillary site works to facilitate the development, all at 78 Ballinteer Park, Ballinteer, Dublin.

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 size and shape of the site, it is considered that, by reason of its height, the proposed site layout, and its relationship with the existing dwelling on site, the proposed development would constitute overdevelopment of a constrained site. Furthermore, it is considered that the proposed development would be contrary to Section 12.3.7.6 (Backland Development) of the Dún Laoghaire-Rathdown County Development Plan 2022-28 and SPPR 1 (Separation Distances) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), would seriously injure the amenities of the future occupants of the proposed development and of property in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Declan Moore

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

Dated this 6th day of MAY 2025.