

An
Bord
Pleanála

Board Order
ABP-321662-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24B/0449/WEB

APPEAL by Ruth Anna Coss care of Armstrong Planning Limited of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 11th day of December, 2024 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of a freestanding, single storey, timber-clad ancillary structure (garden room) with a pitched roof (measuring 19.8 square metres GIA and with a footprint of 23.7 square metres) to the rear of the existing dwelling, all at 4 Arkle, Arnold Park, Killiney, County Dublin.

Decision

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

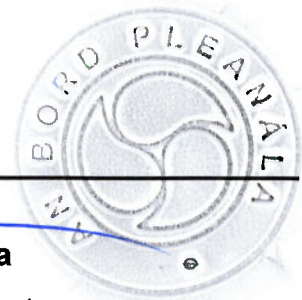
Reasons and Considerations

Having regard to Section 12.3.7.4 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, relating to detached habitable rooms, and Condition 11 of the planning authority's permission D20A/0786 on this site, and having regard to the scale of the development and the exposed nature of the site, it is considered that the development proposed to be retained would have an incongruous and obtrusive appearance breaking the building line, would be out of character with the pattern of development in the area, would seriously injure the visual and residential amenity of the adjoining properties, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the Inspector's opinion regarding the significant visual impacts of the development on approach along Avondale Road, from the northeast, arising from the orientation of the building relative to the front facades, and the lack of mature planting, resulting in the structure being out of character with the pattern of development in the area. The Board also agreed with the inspector that the new drawings proposed a somewhat unorthodox roof design, but it disagreed that the proposed mitigation measures were adequate to address the incongruity and obtrusiveness of the structure proposed to be retained. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Rose McGovern

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



Dated this 17th day of April 2025.