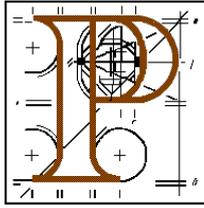


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

**Dublin City**

**Planning Register Reference Number: 2423/14**

An Bord Pleanála Reference Number: PL 29S.243839

**APPEAL** by Ann Dalby care of Michael Kelly of 45 Lower Baggot Street, Dublin against the decision made on the 14<sup>th</sup> day of August, 2014 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** The partial demolition of the existing garage and the construction of two number two-storey (plus attic accommodation) houses with pitched roofs at 77 and 79 Charleville Close, Rathmines, that is, in the rear garden of 149 Leinster Road, Rathmines, Dublin a property listed in the Record of Protected Structures. The single storey part of the ground floor plan of house number 79 Charleville Close will have a flat roof with a sedum finish. Two car parking bays will be provided in the shared front courtyard.

## **DECISION**

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

## **MATTERS CONSIDERED**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **REASONS AND CONSIDERATIONS**

The proposed development would seriously injure the amenities of adjoining residential property and depreciate the value of those properties by virtue of overlooking, overshadowing and loss of privacy. Furthermore, it is considered that the proposed development would result in a poor quality layout which would be substandard in amenity, and in particular in terms of subdivision and utilization of private amenity space, and would generate problems of vehicular access and parking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2015.**