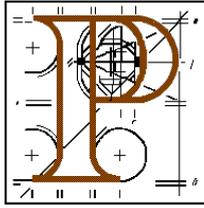


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

Dublin City

Planning Register Reference Number: 3923/14

An Bord Pleanála Reference Number: PL 29S.244617

APPEAL by Aubrey Weir of 44(42c) Dartry Road, Dublin against the decision made on the 20th day of February, 2015 by Dublin City Council to grant subject to conditions a permission to Paul White care of Thomas Murphy of 5 Avoca Road, Blackrock, County Dublin.

PROPOSED DEVELOPMENT: Construction of proposed new two-storey over basement four bedroom (155 square metres) dwelling with new 4.2 wide entrance gates, demolition of existing conservatory attached to the existing house and associated site works at the east side of 2 Temple Road, Dartry, Dublin.

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

Having regard to the pattern of development in the area and to the limited amount of private open space provided in the site, it is considered that the proposed dwellinghouse would, by reason of its size and siting within a small housing plot close to neighbouring dwelling houses, represent over-development that would be out of character with the pattern of residential development in the surrounding suburban area. Consequently, the proposed development would appear obtrusive and dominant from within neighbouring residential property to the south and west. The proposed development would, therefore, seriously injure the amenities of properties in the vicinity and the residential amenities of the future occupants of the house and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2015.