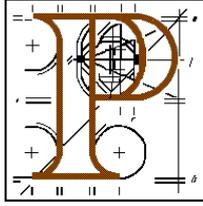


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: WEB1523/16

An Bord Pleanála Reference Number: PL 29N.248226

APPEAL by Emma Hayes and Roy Finlay care of Green Design Build of 142 Leeson Street Upper, Dublin against the decision made on the 23rd day of February, 2017 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: One number additional four-bedroom, two-storey, detached, dwellinghouse of dormer, hipped-roof design, in the rear garden of the existing house. New boundary division walls to match existing will subdivide the site. The existing vehicular entrance is proposed to be retained and adjusted for entrances for both houses. Car parking for the proposed house and existing house will be accommodated to the front courtyards and gardens of each property. Also included are alterations to existing site drainage and additional surface water drainage measures and associated site works. The existing large site will be cleared of excess wild scrub, bushes and small trees to existing boundaries. All at number 506 Howth Road, 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

Notwithstanding the residential land use zoning of the site, it is considered that the proposed development constitutes piecemeal backland development which does not provide for an adequate level of urban consolidation or sustainable residential density of underutilised land in close proximity to Raheny village centre and DART station. Furthermore, the proposed development would establish an undesirable precedent for future development and affect the development potential of the wider backlands area. The proposed development would, therefore, be contrary to policy QH8 and section 16.10.8 of the Dublin City Development Plan 2016-2022 and to the proper planning and sustainable development of area.

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

Dated this day of 2017.