



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3504/19

APPEAL by Caroline O'Brien of 34 McCabe Villas, Blackrock, County Dublin and by Elizabeth and Michael Shannon of 99 Mount Prospect Avenue, Clontarf, Dublin against the decision made on the 9th day of September, 2019 by Dublin City Council to refuse permission to Tom and Emer Coghlan care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin.

Proposed Development Alterations and extensions to an existing property consisting of: (i) partial demolition of the existing house, including part of the pitched roof and existing chimney; (ii) construction of a part single/part two-storey extension over new basement to the side and rear of the existing dwelling. The extension will be of contemporary design and feature a flat roof in part and the reinstatement of the pitched roof and dormer window to the front and side of the existing dwelling; (iii) refurbishment of the existing house; (iv) alterations to all elevations with new fenestration throughout and rooflights; (v) introduction of light well to the basement to the front of the dwelling; (vi) alterations to private amenity space, including garden and a basement level courtyard to the rear of the dwelling; (vii) construction of a single storey garden shed to the rear of the site; and (viii) other works as part of development include; SuDS drainage, landscaping, boundary treatments,

widening and alterations to existing vehicular entrance off Mount Prospect Avenue and all associated works necessary to facilitate the development. The development will result in the provision of a four-number bedroom semi-detached residential dwelling, all at 97 Mount Prospect Avenue, Clontarf, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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 Board considered that the proposed extension, by reason of its scale, height and bulk and proximity to the site boundary with the property to the east, would seriously injure the residential amenities of that property by reason of its visually dominant and overbearing nature. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.