



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1446/19

APPEAL by Noele McEvoy of 49 Arnott Street, Portobello, Dublin against the decision made on the 18th day of September, 2019 by Dublin City Council to refuse permission.

Proposed Development: Construction of a first floor extension to front, side and rear (wrapped around existing first floor extension), at 49 Arnott Street, Portobello, 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

It is considered that the proposed development would have an adverse impact on the architectural and historic character of the area and so would be contrary to its zoning as a residential conservation area under objective Z2 of the Dublin City Development Plan 2016-2022, and would unduly overbear and overshadow the neighbouring residential properties to the east at numbers 10 and 11 Heytesbury Street in a manner that would seriously injure their residential amenities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

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

Dated this day of 2020.