



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4723/19

APPEAL by Luther Mussa care of DMG Planning Consulting care of 8 The Falls, Dodder Road Lower, Rathfarnham, Dublin against the decision made on the 18th day of February, 2020 by Dublin City Council to refuse permission.

Proposed Development: A new number four bedroom apartment located above an existing ground floor, this proposal calls for six balconies and the existing pitched roof converted into a flat roof area with solar panels and space for a roof deck/garden, the building currently consists of two floors above a retail shop unit and the roof conversion will make for three floors, two of which are allocated for the proposed apartment and the retail unit to remain as is, all at 1A Oxmantown Road, 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

Having regard to the nature and scale of the proposed development and the provisions of the Dublin City Development Plan 2016-2022, it is considered the proposed development, by reason of its excessive height relative to surrounding buildings, its bulk and massing and its design would constitute overdevelopment of the site and would be out of character with the pattern of development in the vicinity. The proposed development is considered to be contrary to Policy CHC4 of the Development Plan and would constitute a visually discordant feature that would be detrimental to the distinctive architectural and historic character of this Z2 Residential Conservation Area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area

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

Dated this day of 2020