



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2309/20

APPEAL by Michael and Carmel Lawless of 102 Clonliffe Avenue, Ballybough, Dublin against the decision made on the 28th day of April, 2020 by Dublin City Council to grant subject to conditions a permission to Paul Pugh care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin.

Proposed Development: Alterations to the previously approved development (Register Reference Number 3195/19) which permitted the construction of a 47.5 square metre one bed, two-storey dwelling and creation of a new vehicular entrance. The proposed alterations consist of:

(i) one number additional bedroom at first floor level and an increase in overall floor area at ground and first floor levels resulting in a 70 square metre two bedroom contemporary flat roofed dwelling; (ii) one number new window at ground floor and two number new windows at first-floor level on the west elevation; and (iii) all ancillary works necessary to facilitate the development at 101 Clonliffe Avenue, 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 prominent location of the site, at the entrance to a short residential cul-de-sac and the established built form, it is considered that the proposed development, by reason of its design, scale and bulk, would be out of character with the existing residential properties in the vicinity, would significantly infringe on the existing building line along Clonliffe Avenue and would significantly impact on the residential amenity of the adjoining properties and set a precedent for further over scaled development in the vicinity of the site. The proposed development would, therefore, seriously injure the visual and residential amenities of the area, conflict with Section 16.10.9 of the Dublin City Development Plan 2016-2022 and be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020