



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1449/20

APPEAL by Marian Enright care of Vincent JP Farry and Company Limited of Suite 180, 23 South Frederick Street, Dublin against the decision made on the 8th day of September, 2020 by Dublin City Council to refuse permission.

Proposed Development: (1) Demolition of existing single-storey shed to rear (total area 15 square metres). (2) Construction of one number single-storey, one-bedroom dwellinghouse to rear (area: 50 square metres), to be served by existing vehicular access, off Foxfield Road. (3) New vehicular access to front serving number 2A. (4) All associated site and development works. All at 2A Cedar Walk, Raheny, 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 restricted size and nature of the subject site, and having regard to the substandard proposals for the provision of internal living space and private open space to serve the proposed new dwelling, it is considered that the proposed development would seriously injure the residential amenity of the prospective occupants of the proposed dwelling. Furthermore, the proposed dwelling, by reason of its advanced building line and incongruent form and design, would detract from the established pattern and character of development at this location. The proposed development would constitute haphazard overdevelopment of a restricted site and, by itself and by the precedent it would set for further such development, would 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.