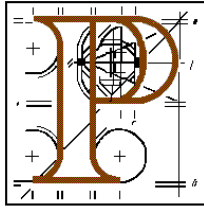


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3337/15**

An Bord Pleanála Reference Number: PL 29S.245648

**APPEAL** by Con and Aileen Murray care of ABA Architects of 17 Londonbridge Road, Dublin against the decision made on the 23<sup>rd</sup> day of September, 2015 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** (a) A new two-storey end terrace house (connected at ground floor level) with habitable attic storey including dormer accommodation of total area 106.05 square metres fronting Strand Street including screened first floor private open space at rear of 11.86 square metres, (b) shed for bins and bicycles accessed off rear yard and (c) sundry alterations to the rear of existing house to facilitate this new house including reduction of area from 140.01 square metres to 134.59 square metres and including provision of first floor screened roof terrace of area 13.83 square metres and ground floor courtyard of 10.95 square metres, all at 18 Pembroke Street, Irishtown, Dublin.

## **DECISION**

**REFUSE permission for the above proposed development based on 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, in conjunction with the existing development, would constitute substandard overdevelopment of a restricted site and would fail to satisfy the residential quality standards set out in the Dublin City Development Plan 2011-2017 by reason of excessive site coverage, inadequate separation distances from adjoining dwellings and insufficient quantity and quality of private open space provision. Accordingly, the proposed development would seriously injure the residential amenities of the occupants of the existing and proposed dwelling on the subject site, and would seriously injure the amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2016.**