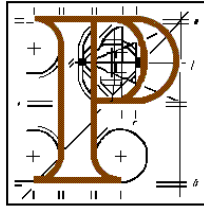


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3073/15

An Bord Pleanála Reference Number: PL 29S.245723

APPEAL by Jill Twomey of 14 Raymond Street, Dublin against the decision made on the 12th day of October, 2015 by Dublin City Council to grant subject to conditions a permission to Martin Kelly care of Karol O'Mahony Architects of 3rd Floor, 121-122 Capel Street, Dublin.

PROPOSED DEVELOPMENT: Construction of a mews house in the rear garden of 69 Leinster Road, Rathmines, Dublin, a protected structure. The proposed mews house is to be located towards the end of the garden of the existing house and is to be accessed off Grosvenor Lane, parking is to be contained within the proposed site. The mews house will be two-storey with accommodation in the attic space above. The existing rear site boundary wall onto Grosvenor Lane is to be modified to form the entrance to the Mews. Rooflights on front and rear elevations.

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

1. Having regard to the depth of recess from the laneway at both ground and first floor level, to the extent of development and the depth which it extended behind the rear wall of the adjacent house to the east, together with the height of the proposed development, it is considered that, the proposed development would seriously injure the residential amenities of property in the vicinity, particularly those to the existing house to the east by virtue of overshadowing of private space and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the pattern of development in the area, to the monolithic roof treatment and to the absence of grouped elevations to the laneway or three dimensional representation of the property, the Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that the proposed development would provide a satisfactory elevational treatment to the laneway which would relate properly to its neighbours in this residential conservation area. The proposed development would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would seriously injure both the residential and the visual amenities of the area.

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

Dated this day of 2016.