

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2620/15**

An Bord Pleanála Reference Number: PL 29N.245730

**APPEAL** by John Linehan of 24 Maywood Lawn, Raheny, Dublin and by Maywood Lawn Action Group care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 14<sup>th</sup> day of October, 2015 by Dublin City Council to grant subject to conditions a permission to The Churchtown Trust care of John O'Neill and Associates of 1 Irishtown Road, Dublin.

**PROPOSED DEVELOPMENT:** Demolition of the existing meeting room and construction of a four-storey (including recessed top floor) residential development with 40 apartments, (eight one bedroom, 25 two bedroom and seven three bedroom). All apartments with south or west facing balconies/terraces, ramp accessed basement with parking for 68 cars, storage sheds, waste recycling and plant rooms at The Brethrens Meeting Room, The Glen, Watermill Road, Raheny, 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**

Having regard to the existing pattern of development in the area and to the excessive length, height, bulk and design of the proposed apartment block, together with its orientation and proximity to site boundaries, it is considered that the proposed development would constitute significant overdevelopment of a restricted site, would be visually dominant and overbearing on adjoining properties, particularly those to the north in Maywood Lawn, would overshadow and overlook adjacent properties, and would thereby seriously injure the residential and visual amenities of properties in the vicinity and depreciate their value. Furthermore, it is considered that the proposed development, by reason of its lack of adequate usable open space and by reason of the measures proposed to obviate issues of overlooking, would result in significantly reduced levels of amenity for future occupants of the proposed development. 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.**