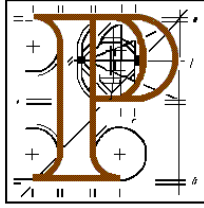# An Bord Pleanála

PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3586/15

An Bord Pleanála Reference Number: PL 29S.245806

APPEAL by Jonathan O'Connell of 44 Beech Hill Drive, Donnybrook, Dublin against the decision made on the 4th day of November, 2015 by Dublin City Council to grant subject to conditions a permission to Margaret Purdy and Joseph Mulville care of A. J. Whittaker and Associates of 55 Ludford Drive, Ballinteer, Dublin.

PROPOSED DEVELOPMENT: The erection of a two and a half storey attached three bedroomed house to side, together with single storey porch extension to front and two-storey and single storey extension to rear, and attic conversion with dormer to rear, all at 46 Beech Hill Drive, Donnybrook, 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 pattern of development in the area, to the extent and height of the proposed development and its proximity to neighbouring property at number 44, it is considered that the proposed development would seriously injure the residential amenities of property in the vicinity by reason of overbearing and overshadowing. The Board further considered that the proposed development would constitute overdevelopment of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this   day of   2016.