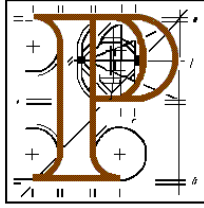


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3551/15

An Bord Pleanála Reference Number: PL 29S.245809

APPEAL by Vimovo Leinster Road Limited of 4 Inver Mews, Old Chapel Ground, Arklow, County Wicklow against the decision made on the 29th day of October, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Development comprising two number two-storey, three bedroomed dwellings of circa 127 square metres with first floor terraces on the western elevation; two number car parking spaces; and all ancillary development and site layout amendment works. The site was previously included within a development of nine number dwellings as permitted under planning register reference number 4111/08/x1 and amended by planning register reference number 3935/14 (An Bord Pleanála reference number PL29S.244606). The proposed development will result in a total of 11 number dwellings within the Grosvenor Manor scheme, development all on a site of circa 479 square metres to the rear of 33, 35, 37, 39, 41 and 43 Grosvenor Place, Rathmines, Dublin (within a housing scheme known as Grosvenor Manor).

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 scale, layout and height of the proposed development, the inadequate separation distances provided to the houses on Grosvenor Place, and to the orientation of the proposed houses to the east of the existing houses, it is considered that the proposed development would seriously injure the residential amenities of neighbouring properties by way of overshadowing and overbearance and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would reduce the amount of public open space within the entire scheme to below the acceptable Development Plan standard of 10% which would in turn have an adverse impact on the residential amenities of the future occupants of this scheme. 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.