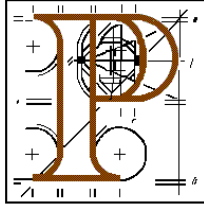


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3712/15

An Bord Pleanála Reference Number: PL 29S.245890

APPEAL by Paul and Imelda White care of Kieran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 20th day of November, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of proposed new two storey over basement two bedroom dwelling with new 4.2 metres wide entrance gates and associated site works at the east side of number 2 Temple Road, Dartry, 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 and to the limited amount of private open space provided in the site, it is considered that, notwithstanding the amendments made to the previously rejected design, the proposed dwellinghouse would, by reason of its scale and siting within this restricted plot, represent over-development that would be out of character with the pattern of residential development in the surrounding suburban area. The proposed development would, therefore, seriously injure the amenities of properties in the vicinity and the residential amenities of the future occupants of the house and would 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.