

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3811/15

An Bord Pleanála Reference Number: PL 29N.245948

APPEAL by Veronica and Seamus Deasy care of Freyer and Taylor of 39 North Avenue, Mount Merrion, County Dublin against the decision made on the 4th day of December, 2015 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a new dormer style two-storey three bedroom house on a site in the rear garden of number 102 Glasnamana Road fronting onto, and with separate access off Glasnamana Place, Tolka Estate, Glasnevin, 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 Z1 residential zoning objective for the site, as set out in the Dublin City Council Development Plan 2011–2017, to the nature, scale and height of the proposed development, its proximity to neighbouring boundaries, and to the layout of the proposed development in relation to property in the vicinity, it is considered that the proposed development would seriously injure the amenities of neighbouring property. The original house would be effectively left without usable private or semi-private amenity space, which would result in a seriously substandard residential amenity for occupants. The amenities of neighbouring property to the east would be seriously injured by reason of the overshadowing of the private rear amenity space serving that house. The proposed development, would, therefore, contravene the residential zoning objective for the area, and would 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 had serious concerns in relation to the absence of provision for usable private or semi-private open space to serve the original house, and in relation to the overshadowing of the private rear amenity space of the house to the east.

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

Dated this day of 2016.