

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB 1340/15

An Bord Pleanála Reference Number: PL 29N.246057

APPEAL by Connie and John Loftus care of PCOT Architects of 18 Whitehall Road, Terenure, Dublin against the decision made on the 14th day of December, 2015 by Dublin City Council to grant subject to conditions a permission to Derbhil Geoghegan care of John Henry of 83 Swords Road, Whitehall, Dublin.

PROPOSED DEVELOPMENT: Demolition of side detached garage and rear shed. Construction of rear/side single storey ancillary granny flat/family apartment extension with own door access, rear single storey sunroom extension and all associated alterations and site development works to dwellinghouse, all at 425 Griffith Avenue, 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 established character and pattern of development in the vicinity, it is considered that the proposed development, by reason of its overall design and layout and its relationship with the site boundaries, would seriously injure the residential amenities of adjoining property by reason of its overbearing impact on the adjacent dwelling to the east and by reason of undue levels of overshadowing of that property. 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.