

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 4154/15

An Bord Pleanála Reference Number: PL 29S.246259

APPEAL by David and Nicola Quirke care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 3rd day of February, 2016 by Dublin City Council to grant subject to conditions a permission to John Doody care of Andrew Muldowney of Clara Vale, Rathdrum, County Wicklow.

PROPOSED DEVELOPMENT: Construction of a new single storey, pitched roof, two bedroom dwelling, to the rear of 'Saint Josephs', 35 Rathdown Park, along with a new gated vehicular entrance off Templeogue Road and all associated site services and landscaping at rear of 'Saint Josephs', 35 Rathdown Park, Terenure, 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

It is considered that the proposed house, by reason of its layout and positioning of the rear elevation right up against the boundary line of the adjoining residential property to the side of the appeal site, would have an overbearing impact, would be visually obtrusive, and would seriously injure the residential amenities of the adjoining property. The proposal would detract from the amenities of adjoining property, would be out of character with, and fail to respect, the established pattern of development in the vicinity, and would set an undesirable precedent for similar type of development in the area. The proposed development would, therefore, seriously injure the residential amenity of the area and 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.