

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 4293/15

An Bord Pleanála Reference Number: PL 29N.246322

APPEAL by Maureen Kellet care of Gavin Kirwan Engineering Services of 20 Woodford Court, Clondalkin, Dublin against the decision made on the 23rd day of February, 2016 by Dublin City Council to grant subject to conditions a permission.

PROPOSED DEVELOPMENT: Attic conversion to second floor, to provide two habitable rooms, with en-suite bathroom, change to roof design, dormer to rear gable end and roof to rear. Side extension over existing garage to provide additional living space to include two bedrooms, conversion of existing garage to habitable area, three-storey extension to rear of garage, all at 28 Grangemore Drive, Donaghmede, 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

1. Having regard to the height, scale and bulk of the proposed development, it is considered that the proposed development offers an unbalanced and over-scaled form of development on the rear elevation of this existing semi-detached property. In addition, the proposed development would result in overshadowing of the property to the north and would have a negative impact on the amenity of number 28d Grangemore Drive. The proposed development would set an undesirable precedent for further similar developments in the vicinity, would be contrary to the provisions of the Dublin City Development Plan 2011-2017 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the inadequate room widths, together with the proposed floor to ceiling heights at attic level, it is considered that the proposed development would lead to an inadequate level of amenity for any future occupiers of the property, would create an undesirable precedent for other similar type developments in the vicinity and 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.