

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB 1346/15

An Bord Pleanála Reference Number: PL 29S.246337

APPEAL by David Morris and others care of David Mulcahy of 67 The Old Mill Race, Newbridge, County Kildare against the decision made on the 22nd day of February, 2016 by Dublin City Council to grant subject to conditions a permission to Susan Cassidy care of A2 Architects of 3 Great Strand Street, Dublin.

PROPOSED DEVELOPMENT: Construction of one single family house with vehicular and pedestrian access via an established right of way through numbers 8a, 8b and 8c The Square onto Ropewalk Place, Ringsend. The development will include the construction of one new 115 square metres brick two-storey two-bedroom house with an off-street car parking front courtyard. Proposed accommodation consists of a covered external entrance, entrance hall, study, toilet, kitchen/dining/living and rear garden on the ground floor level and two bedrooms, bathroom and outdoor terrace on the first floor level including roof lighting, profiled metal roof and sundry other minor works, all at site at rear of 28 Irishtown Road, Ringsend, 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 including the proximity of residences on three sides, the Board considered that the proposal represented a significant overdevelopment on a back lands site which would seriously injure the amenities of nearby residents and of property in the vicinity by reason of overbearing and overshadowing. The Board further considered that the proposals for vehicular access to the site would be injurious to the amenity of residents in the vicinity.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposal represented overdevelopment of a restricted site, would seriously injure residential amenity and had inappropriate vehicular access.

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

Dated this day of 2016.