

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2106/16

An Bord Pleanála Reference Number: PL 29S.246471

APPEAL by Paul Howard care of Green Design Build of 142 Upper Leeson Street, Dublin against the decision made on the 21st day of March, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: The relocation of existing vehicular access at Larkfield Gardens and associated works and the construction of a two-storey detached house with dormer windows, all to rear of numbers 6 and 8 Larkfield Park and adjacent to number 32 Larkfield Gardens, Harolds Cross, 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

The site is within an area subject to the zoning objective: Z1: to protect, provide for and improve residential amenity” in the Dublin City Development Plan 2011-2017. It is considered that the proposed development, by reason of its size, bulk, width, height and design, which includes dormer windows above the eaves in the front elevation, would be excessive in scale and proportion, visually dominant, incongruous and out of character with the established character of the original two-storey terraced houses throughout Larkfield, and would result in significant overdevelopment of this site. The proposed development would seriously injure the visual and residential amenities of property in the vicinity and would materially contravene the development objective for the area. 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.