

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2347/16

An Bord Pleanála Reference Number: PL 29N.246573

APPEAL by Noel McAuley of 53 Beresford Street, Dublin against the decision made on the 13th day of April, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of first floor roof garden and the double doors accessing it to the rear of the existing two-storey mid-terrace dwelling, all at 53 Beresford Street, Fourcourts, 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 development proposed for retention detracts from the character of the residential conservation area in which it is located, would thereby conflict with Development Plan policies which seek to protect the area 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.