

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2323/16

An Bord Pleanála Reference Number: PL 29N.246592

APPEAL by Ray Garland care of Gilbert Architects of 63 Gulistan Cottages, Rathmines, Dublin against the decision made on the 18th day of April, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: New two-storey detached dwelling on site to the side, with shared driveway and all associated site works, at 1 Mornington Park, Malahide Road, 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 vicinity, and to the design, bulk and height of the proposed detached dwelling, it is considered that the proposed development would seriously injure the visual amenities of the area and would constitute overdevelopment of a restricted site, with consequent overbearing impact on neighbouring property. The proposed development would, therefore, seriously injure the amenities of properties in the vicinity and would be contrary to the proper planning and sustainable development of the area.

In not accepting the recommendation of the Inspector to grant permission, the Board considered that the development of a separate detached house on this restricted site with narrow frontage, as proposed, and in particular its design and height relative to neighbouring property, would represent a discordant feature in the streetscape, which is characterised mainly by semi-detached and terraced houses with hipped roofs, and would seriously injure the amenities of properties in the vicinity.

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

Dated this day of 2016.