

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2594/16

An Bord Pleanála Reference Number: PL 29N.246782

APPEAL by Ciaran and Kathleen O'Donohoe of 50 Mount Prospect Avenue, Clontarf, Dublin against the decision made on the 26th day of May, 2016 by Dublin City Council to grant subject to conditions a permission to Eimear Brady and Niall Brereton care of Tyler Owens Architects of The Mash House, Distillery Road, Dublin.

PROPOSED DEVELOPMENT: (i) Construction of a part single, part two-storey four bedroom detached dwelling, to include rooflights on rear and side roof slopes, (ii) formation of a new 3.6 metres wide vehicular entrance on Mount Prospect Park, (iii) provision of two number off-street car parking spaces and (iv) private amenity space, boundary treatment, landscaping, SUDS drainage and all associated site works necessary to facilitate the development at rear/side of 48 Mount Prospect Avenue, Clontarf, Dublin, (a corner property with Mount Prospect Park, Clontarf, 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 quantum of development proposed on the site together with the proximity of the proposed development to the neighbouring property to the east, the Board considered that the proposed development would seriously injure the amenities of properties in the vicinity and would, therefore, not be in accordance with 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.