

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2632/16

An Bord Pleanála Reference Number: PL 29N.246783

APPEAL by Michael Mullen of 42 Avondale, Phibsborough, Dublin against the decision made on the 2nd day of June, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: External escape stairway from first floor to ground level to rear of existing two-storey terraced dwelling at 42 Avondale Avenue, Phibsboro, 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 height and location of the proposed stairwell and platform, the Board considered that the development proposed for retention would result in undue overlooking of the adjoining properties, would impact negatively on levels of privacy and would seriously injure the residential amenities of the area. The development proposed for retention would set a precedent for further similar developments in the vicinity 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.