

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2619/16

An Bord Pleanála Reference Number: PL 29S.246797

APPEAL by Paul Drennan care of SSA Architects of 42 Haddington Road, Dublin against the decision made on the 27th day of May, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Subdivision of a two-bedroom duplex dwelling at third and fourth floor into two number single-level one-bed dwellings at third floor and fourth floor bringing the total number of apartments to four together with addition of velux rooflights to the north roof face. The fourth floor is served by west facing balcony granted under previous permission, planning register reference number 2503/00, all at number 80 Aungier Street, Dublin, a protected structure (RPS reference number 317).

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

It is considered that the intensification of residential use in this building which does not provide bicycle parking and has no bin storage indicated on the drawings would set an undesirable precedent. The proposed apartment at fourth floor level which is single aspect with minimum floor to ceiling heights and the bedroom lit solely by a roof light materially contravenes section 17.9.1 of the Dublin City Development Plan 2011-2017 which states that living rooms and bedrooms shall not be lit solely by roof lights and all habitable rooms must be naturally ventilated and lit. The proposed development, therefore, would not provide an adequate standard of residential amenity for the future occupants of the unit and would 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.