

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2834/16**

An Bord Pleanála Reference Number: PL 29S.246972

**APPEAL** by Philip O'Reilly of 18 Grosvenor Place, Rathmines, Dublin and by others against the decision made on the 29<sup>th</sup> day of June, 2016 by Dublin City Council to grant subject to conditions a permission to Jamie Moran care of ODKM Architects of 39 Fitzwilliam Street Upper, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Development consisting of (a) the demolition of the existing boundary wall with vehicular gate onto Kenilworth Lane East and Kenilworth Lane South, (b) the construction of a 238 square metres two storey detached three bedroom dwelling, (c) the construction of a new stone boundary wall to the site, (d) the relocation of the vehicular entrance gate to Kenilworth Lane South, the provision of two number off street car park spaces and (f) all associated siteworks at the 0.0278 hectare site to the rear of 16a Kenilworth Road (a Protected Structure), on the corner of Kenilworth Lane East and Kenilworth Lane South, Rathgar, 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 location within an area subject to the zoning objective: Z2 residential conservation area and to the monolithic form of the proposed development, it is considered that the proposed development would constitute overdevelopment of the site, would be excessive in scale and proportion for the location and as a result would enclose and be overbearing in impact on the adjoining property to the west, including by reason of the projection forward of the front building to the west elevation wall. The proposed development would seriously injure the residential amenities of adjoining property and the visual amenities and character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**