

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2328/16**

An Bord Pleanála Reference Number: PL 29N.247010

**APPEAL** by David Colgan care of Keller Architects of 23 Mountjoy Square, Dublin against the decision made on the 7<sup>th</sup> day of July, 2016 by Dublin City Council to grant subject to conditions a permission to Edward Fallon care of Architectural Construction Technology of An Tigh, Ballyogan Avenue, Carrickmines, Dublin.

**PROPOSED DEVELOPMENT:** A first floor rear bedroom/en-suite extension with a hipped roof over and retention of the existing single storey ground floor kitchen/w.c. extension and ancillary site works at 22 Rutland Place North, 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 provisions of the current Dublin City Development Plan including the requirement to provide private open space and other basic residential amenities, it is considered that the proposed development would comprise substandard accommodation by failing to provide any private open space at ground level, and by failing to ensure that other basic residential amenities such as natural light and ventilation would be available within parts of the development. The proposed development and the development proposed for retention 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.**