

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2961/16

An Bord Pleanála Reference Number: PL 29N.247039

APPEAL by Kevin Gormley and Conal Davey care of McCutcheon Halley Walsh of 22/23 Pembroke Street Upper, Dublin against the decision made on the 12th day of July, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of change of use of existing detached single storey building into a one bedroom with study residential dwelling (55.4 square metres) with the addition of a small single storey extension with flat roof to side of building and installation of two sky light windows on existing slate roof and one sky light window to flat roof including vehicular access off the rear laneway with one car parking space and all associated site development works. All to the rear of 58 Saint Alphonsus Road Upper, Drumcondra, Dublin with frontage onto Saint Brigid's Road, Drumcondra, 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

1. The development for which retention is sought and the proposed development would, by reason of its design, scale and location, constitute an incongruous form of development within the context of the surrounding streets, which would be out of character with the pattern of development in the area and seriously injure the visual amenities of the area and of property in the vicinity. The development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the restricted aspect of the subject dwelling, where the living room is to be served by a high-level window and roof lights only, and where the study has no window to an external area, and also having regard to the restricted size of the site, it is considered that the development for which retention is sought and the proposed development would provide a substandard quality of residential environment for the occupants and would set an undesirable precedent for similar developments in the vicinity. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. On the basis of the submissions made in connection with the planning application and appeal, in particular regarding the existence of a public sewer on the site, the Board is not satisfied that the proposed development would not be prejudicial to public health.

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

Dated this day of 2016.