

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2979/16

An Bord Pleanála Reference Number: PL 29N.247093

APPEAL by Torrelles Limited care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 20th day of July, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a one number bedroom, single storey, flat roofed residential dwelling to the rear of number 139 North Strand Road, (access off Strandville Avenue). The development will consist of 25.4 square metres of private open space (inclusive of 4.9 square metres courtyard to rear), landscaping, SUDS drainage and all associated and ancillary works necessary to facilitate the development. All to the rear of number 139 North Strand Road, Dublin (access off Strandville Avenue).

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

The proposed development, by reason of the lack of independent street frontage and the reliance on a shared laneway as a means of access to the proposed new dwelling, where views from the dwelling would be to the rear of adjoining properties, together with the lack of usable private open space to the rear of the dwelling, would provide a substandard quality of residential environment for the occupants, would be out of keeping with the pattern of development in the vicinity, and would set a precedent for further developments of this type which would be contrary to the provisions of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, seriously injure the residential amenities of future occupants and of property in the vicinity, 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.