

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB1227/16

An Bord Pleanála Reference Number: PL 29S.247162

APPEAL by Mirka Kelly care of Professor Cathal O'Neill and Associates of 33 Pembroke Road, Dublin against the decision made on the 29th day of July, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Amendment to previously permitted extensions and alterations (Planning Reference Number WEB1327/14) by the addition of a single storey extension at first floor level to the side of house at 14 Eastmoreland Place, 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 Section 17.9.8 of the current Dublin City Development Plan, to the site's orientation and the proximity of the proposed extension to Number 4 Pembroke Road, it is considered that the proposed development would result in further overshadowing of this property. The Board considered, therefore, that the proposed development would seriously injure the amenities 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.