

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: WEB1229/16**

An Bord Pleanála Reference Number: PL 29N.247173

**APPEAL** by Corina M Byrne care of Design Group Ireland of Gleanntan, Frankfort Park, Dundrum, Dublin against the decision made on the 2<sup>nd</sup> day of August, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a proposed mansard type first floor extension over the existing single storey area to the rear to accommodate two bedrooms, bathroom and attic storage at 23 Findlater Street, off Infirmary Road, 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 Dublin City Development Plan 2016-2022 and to the nature, scale, height and design of the proposed development, it is considered that the proposed development would seriously impact the character and amenity of the streetscape at this location and would set an undesirable precedent for similar type development which extend above the existing ridge line in this location. The proposal would seriously injure the residential amenities of the area by reason of overbearing impacts and would negatively impact on access to daylight and sunlight for adjoining properties and would not, therefore, be in accordance with 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.**