

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 2596/16

An Bord Pleanála Reference Number: PL 29N.247240

APPEAL by Damian Bracken and Niamh Bracken of 49 Copeland Grove, Clontarf, Dublin against the decision made on the 16th day of August, 2016 by Dublin City Council to grant subject to conditions a permission to Aine Mulcahy and Dave Gilroy care of ODOS Architects of 37 Drury Street, Dublin.

PROPOSED DEVELOPMENT: Demolition of (i) existing single storey extension to the side and rear of main dwelling including demolition of existing rear wall of dwelling and existing chimney flue. Removal of: (i) one number hedgerow to site boundary to front driveway. Construction of (i) two-storey extension to rear of existing dwelling with accessible external terrace to rear at first floor, (ii) single storey extension to side of existing dwelling, including new roof structure and garage door to front and (iii) one number boundary wall one metre high to front driveway between number 51 and number 49. Refurbishment and renovation of existing dwelling inclusive of all associated site and landscaping works. All at number 51 Copeland Grove, Clontarf, 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. It is considered that by reason of its size, height, bulk and scale, the two-storey element of the proposed development would be visually dominant and would not integrate with its existing modest host dwelling, resulting in an adverse impact on the scale and character of the dwelling itself and the dwellings in the immediate environment, which in turn would be contrary to the provisions in Chapter 16 of the Dublin City Development Plan 2016-2022 (Development Standards) and (it's associated guidance provided for residential extensions) in Appendix 17 of the Plan, which require such extensions to be subordinate in terms of scale to the main unit, to integrate with the existing and adjoining buildings and not detract from the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed two-storey element of the development, by reason of its scale, height and proximity to site boundaries would seriously injure the residential amenities of adjoining properties, particularly those of number 49 and number 53 Copeland Grove, by reason of overbearing and overshadowing of number 53 and visual obtrusion on the adjoining dwellings. The proposed development would, therefore, 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 2017.