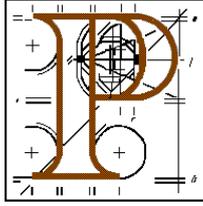


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3243/16

An Bord Pleanála Reference Number: PL 29S.247244

APPEAL by Deirdre Gough care of Brian O'Donoghue Architects Limited of 62 Gilford Road, Sandymount, Dublin against the decision made on the 25th day of August, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a living room external balcony to first floor at Flat Number 29 Melmore House, Eglinton Court, Eglinton 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

On the basis of the documentation submitted with the application and appeal, the Board is not satisfied that the applicant has not demonstrated that the proposed development would not result in a very significant loss of daylight and sunlight to the window of the apartment immediately below the proposed balcony. Accordingly, the Board considers that the proposed development would seriously injure the amenities of the apartment below the proposed balcony by reason of overshadowing and 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 2016.