

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3239/16**

An Bord Pleanála Reference Number: PL 29S.247252

**APPEAL** by Paul Howard of 42 Larkfield Avenue, Harold's Cross, Dublin against the decision made on the 23<sup>rd</sup> day of August, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Construction of a two-storey plus attic detached house with one number dormer window to rear, new vehicular access at Larkfield Gardens and associated works, all to rear of 8 Larkfield Park and adjacent to 32 Larkfield Gardens, Harold's Cross, 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**

The site is within an area subject to the zoning objective Z1: to protect, provide for and improve residential amenity” in the Dublin City Development Plan 2016-2022. The proposed development by reason of dwelling size and site configuration would constitute overdevelopment by reason of scale, massing, design and height in conjunction with the roof profile which would be visually incongruous and would fail to integrate with the predominant established character, pattern and layout of the original two-storey houses within Larkfield. The proposed development would, therefore, seriously injure the visual amenities of the area, the residential amenities of existing development and of future occupants and would depreciate the value of property in the vicinity. The proposed development would, therefore, be contrary to 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.**