

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3274/16**

An Bord Pleanála Reference Number: PL 29S.247282

**APPEAL** by Jong Kim care of AKM Consultants of Unit 9, 1<sup>st</sup> Floor, Trinity Court, Fonthill Business Park, Fonthill Road, Dublin against the decision made on the 29<sup>th</sup> day of August, 2016 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** Development consisting of one number two-storey (three bed dwelling) with vehicular entrance to Bluebell Avenue. Permission was granted on the site for demolition of existing dwelling, two-storey studio and derelict outbuilding and construction of eight number terraced two-storey (three bed dwellings) with new vehicular entrance to Bluebell Avenue and associated site development works and landscaping under planning register reference number 2603/16 at Millrose House, Bluebell Avenue, Bluebell, 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 proposal involving the placement of a dwelling incorporating a new vehicular entrance in front of a recently permitted terrace of eight houses, without a coherent morphological relationship to those houses and being of a different style to them, would lead to a disjointed and piecemeal form of development. The proposal would, therefore, seriously injure the visual amenities of the area and of properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposal would represent un co-ordinated development which would seriously injure the visual amenity 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            2017.**