

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3680/16

An Bord Pleanála Reference Number: PL 29N.247599

APPEAL by Paul Dunphy of 15 Oxmantown Road, Stoneybatter, Dublin against the decision made on the 28th day of October, 2016 by Dublin City Council to grant subject to conditions a permission to Caitriona Finn care of AMG Architectural Services Limited of 244 Swords Road, Santry, Dublin.

PROPOSED DEVELOPMENT: Single storey extension at rear and all associated site works at 17 Oxmantown Road, Stoneybatter, 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 its design and scale, the Board considered that the proposed development would unduly overshadow and overbear windows serving habitable rooms on the ground floor of the neighbouring house to the north-west. The proposed development would, therefore, seriously injure the residential amenity of property in the vicinity of the site and would 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.