

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dublin City**

**Planning Register Reference Number: 3644/16**

An Bord Pleanála Reference Number: PL 29N.247620

**APPEAL** by CNG Developments Limited care of The House Architects of Father Mathew Hall, 131 Church Street, Smithfield, Dublin against the decision made on the 27<sup>th</sup> day of October, 2016 by Dublin City Council to refuse permission to the said CNG Developments Limited.

**PROPOSED DEVELOPMENT:** Demolition of an existing garage/shed and construction of four number new dwellings, comprising one number two-storey plus attic level detached four-bedroom dormer dwelling, one number single storey plus attic level detached four-bedroom dormer dwelling and two number two-storey plus attic level semi-detached four-bedroom dormer dwellings with new vehicular access, car parking and associated site development, all at the rear of 77 Pinewood Crescent, Glasnevin, 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 the Z1 residential zoning, as set out in current Development Plan for the area, to the backland nature of the site, and to the layout and scale of the proposed development and its proximity to existing residential development, it is considered that the proposed development would result in development which has a disorderly appearance and impacts adversely on the existing amenities of residential development by reason of excessive overlooking, and of having an overbearing impact. It is considered, therefore, that the proposed development would seriously injure the amenities of adjoining property, would depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development in 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.**