

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3648/16

An Bord Pleanála Reference Number: PL 29S.247633

APPEAL by Hugh Devine care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 28th day of October, 2016 by Dublin City Council to refuse permission to the said Hugh Devine.

PROPOSED DEVELOPMENT: Demolition of existing single storey gate lodge, construction of two number two-storey detached dwellings (each measuring 268.7 square metres) incorporating habitable attic floor area, two number single storey semi-detached outbuildings (each measuring 23 square metres), relocation of existing pedestrian entrance, construction of two new vehicular entrances and one new pedestrian entrance, modifications to existing front boundary wall incorporating new railing to top of existing wall and associated site works, all at 64 and 66 Terenure Road West, Terenure, 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 planning history of the subject site and the established pattern of development in the vicinity, it is considered that the proposed development, by reason of the excessive scale, bulk and massing of the two detached dwellings and associated outbuildings, by reason of the detached house type, and by reason of the proximity of these dwellings to the adjoining residential properties, would be visually incongruous and be out of character with the existing pattern of development in the area, and of the streetscape, would result in overshadowing of, and loss of outlook from, neighbouring properties, and would seriously injure the amenities of the area and properties in the vicinity. The proposed development 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 2017.