

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: WEB1369/16

An Bord Pleanála Reference Number: PL 29S.247669

APPEAL by John Ennis and others of 55 Larkfield Gardens, Harold's Cross, Dublin against the decision made on the 4th day of November, 2016 by Dublin City Council to grant subject to conditions a permission to Tom Duffy care of Green Design Build of 142 Leeson Street Upper, Dublin.

PROPOSED DEVELOPMENT: Amendments to previously approved detached family home, planning register reference numbers 2837/14 and 3250/14, including the alterations to roof, walls, revisions to entrance, windows, external finishes, omission of basement and chimney and associated works at 25A 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

Having regard to the pattern of development in the vicinity, to the provisions of the current Development Plan for the area, and to the planning history of the subject site, it is considered that the development for which retention is sought, by reason of its scale, massing, height, bulk and design, in conjunction with the roof profile which is visually incongruous and fails to integrate with the predominant character, pattern and layout of the original two-storey houses within Larkfield, would seriously injure the residential and visual amenities of the area, and would conflict with the provisions and criteria set out in Section 16.10.9 of the Development Plan (which seek to ensure that such infill dwellings are compatible in scale and design with adjoining dwellings). The development for which retention is sought 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.