

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3705/16

An Bord Pleanála Reference Number: PL 29S.247681

APPEAL by Jason Meredith care of RH Building Consultants of Five Roads, Skyrne, Tara, County Meath against the decision made on the 7th day of November, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of one number single storey detached granny flat to the rear of the dwelling and for the use of the structure for habitable accommodation at 480, Ballyfermot Road, 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 limited size of the site and the scale and nature of development to be retained, the national guidance “Quality Housing for Sustainable Communities- Best Practice Guidelines for Delivering Homes Sustaining Communities” issued by the Department of Environment, Heritage and Local Government in 2007 and “Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities” issued by the Department of Environment, Heritage and Local Government in 2007 and Section 16.10.14 of Dublin City Development Plan 2016-2022, it is considered that the development to be retained would result in an unsatisfactory standard of residential accommodation for occupants of both the main house and the annex, by reasoning of the lack of open space and substandard accommodation provided by the annex and would result in overdevelopment of the site. Furthermore, the retention of the proposed development would contravene section 16.10.14 of the Dublin City Development Plan 2016-2022 as it is not integral to the parent house. The retention of proposed development would, therefore, seriously injure residential amenities 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.