

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 3751/16

An Bord Pleanála Reference Number: PL 29N.247710

APPEAL by Weston Managements and Investments Limited of 1 Weston Lawn, Lucan, County Dublin against the decision made on the 14th day of November, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of two two-bedroom apartments in the existing second floor attic space comprising the replacing of the existing dormer windows with balconies, removal of the existing roof lights and construction of new roof lights and associated works at Doreen House, Blackhorse Avenue, 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 restricted aspect of the proposed apartments, where habitable rooms are to be served by roof lights, and to the planning history of the site, it is considered that the proposed development would provide a poor quality of residential environment for future occupants which would seriously injure the amenities of future residents of the apartments and would be contrary to the provisions of the Dublin City Development Plan 2016-2022 including the 'Z1' zoning objective which seeks to 'protect, provide and improve residential amenity'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission for the amended scheme submitted with the planning appeal, the Board considered that this modified development would give rise to materially different planning considerations from the proposed scheme submitted to the planning authority. The Board chose not to seek revised public notices in respect of the amended scheme as it was not satisfied that the physical bulk and design of the proposed rear dormer windows would not seriously injure the visual amenities of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017.