

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dublin City**

**Planning Register Reference Number: 3885/16**

An Bord Pleanála Reference Number: PL 29S.247776

**APPEAL** by Carlisle Avenue Management Company Limited care of Future Analytics of 23 Fitzwilliam Square (South), Dublin against the decision made on the 29<sup>th</sup> day of November, 2016 by Dublin City Council to grant subject to conditions a permission to John and Ruth Rock care of Nelson O'Neill Associates of 25 Saint Fintans Park, Blackrock, County Dublin.

**PROPOSED DEVELOPMENT:** Demolition of existing domestic garages, construction of a two-storey two-bedroom mews dwelling with first floor terrace, garden area and a single off-street car parking space. Alterations to the existing boundary wall to Carlisle Avenue to provide separate pedestrian and vehicular entrances, landscaping and all associated site works, all at a site at The Garages, Carlisle Avenue (to the rear of 63 Marlborough Road), Donnybrook, Dublin (a Protected Structure).

## **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**

The proposed development in the subdivided rear garden associated with Number 63 Marlborough Road, a Protected Structure, would result in an inadequate level of private open space to the existing dwelling to the standard required under Section 16.10.2 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, result in a substandard form of development which would neither protect nor improve the amenities of the existing residential property or of the wider area and would contravene the Z2 zoning objective 'to protect and/or improve the amenities of residential conservation areas'.

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

**Dated this                    day of                    2017.**