



An
Bord
Pleanála

Board Order

PL 29N.247955

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City Council

Planning Register Reference Number: 4087/16

Appeal by Yvonne Reddy care of Plantech Building Design and Technical Drawing Services of Unit 1, Office 23, North Park, North Road, Exit 5 (M50), Dublin against the decision made on the 11th day of January, 2017 by Dublin City Council to refuse permission.

Proposed Development: Development consisting of (1) the division of the existing site for the provision of a new two storey two bedroom dwelling to be constructed and attached to the side of the existing dwelling, (2) connection for the proposed dwelling to the public mains sewer, (3) new site boundary treatments and new vehicular accesses for both the existing dwelling and the proposed dwelling exiting onto Quarry Road and (4) remodel ground floor layout of existing dwelling to suit the new works and all associated works to be implemented at 98 Quarry Road, Cabra, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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

1. Having regard to the pattern, design and layout of surrounding development, it is considered that the proposed house, by reason of its location would substantially infringe on the building line along Quarry Road (cul-de-sac) and would visually be obtrusive within the streetscape. The proposed development, by itself and by the precedent it would set for other development, would seriously injure the visual amenities of the area and depreciate the value of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would fail to meet the minimum floor area requirements as set out in section 16.10.2 of the current Dublin City Development Plan and as set out in section 5.3 of the Quality Housing for Sustainable Communities Best Practice Guidelines for Delivering Homes Sustaining Communities issued by the Department of the Environment, Heritage and Local Government in 2007. The proposed development would be substandard in terms of overall size, would provide a poor level of residential amenity for future occupants and 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