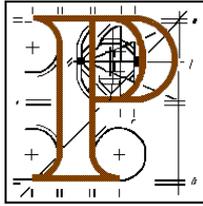


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: WEB1410/16

An Bord Pleanála Reference Number: PL 29N.247959

APPEAL by Gerard and Rosemarie O'Brien care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 11th day of January, 2017 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a two bedroom 1.5 storey dwelling to side/rear of existing dwelling, with subdivision of site and shared vehicular access with associated site works at 46 Cremore Lawn, 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 configuration and restricted nature of the proposed infill site, the Board considered that the proposed development, by reason of its poor quality design and unsatisfactory location of windows, would constitute overdevelopment of the site and result in overlooking of adjoining dwellings and private open space. Accordingly, it is considered that the proposed development would seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared his view that the site could accommodate a dwelling of limited scale. However, the Board considered that the design of the proposed dwelling did not constitute a satisfactory design response given the configuration and limitations of the site.

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

Dated this day of 2017.