

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: 4333/16

An Bord Pleanála Reference Number: PL 29N.248156

APPEAL by Danut Botezatu care of Francis McNeary of 10 The Briars, Ashbourne, County Meath against the decision made on the 15th day of February, 2017 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of amendments to dormer roof at rear (approved under planning register reference number 2516/16) to include monopitch style roof and increase in internal and external dimensions at number 26 Moy Elta Road, East Wall, 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

1. The development proposed for retention is considered to be excessive in scale and would unduly overlook and overbear neighbouring properties. The development proposed for retention would, therefore, seriously injure the residential amenities of property in the vicinity of the site, and would be contrary to the proper planning and sustainable development of the area.
2. The development materially contravenes conditions numbers 2 and 3 of the grant of permission made under planning register reference number 2516/16 that were imposed to protect the amenities of neighbouring properties. Retention of the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the pattern of development in the area and to the Z2 Residential Conservation Area land use zoning pertaining to the area under the current Development Plan for the area, it is considered that the development proposed to be retained, owing to its excessive scale and to its design, would be visually obtrusive and out of character with the pattern of development in the area, and would seriously injure the visual amenities of the area. The development proposed to be retained 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.