

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

Dublin City

Planning Register Reference Number: WEB1514/16

An Bord Pleanála Reference Number: PL 29N.248182

APPEAL by Ian Smyth and Suzanne Smyth care of Green Design Build of 142 Leeson Street Upper, Dublin against the decision made on the 16th day of February, 2017 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: One number additional two bedroom, two-storey attached dwellinghouse in the south side garden of the existing house and alterations to the existing house layout creating a larger master one bedroom and ensuite at first floor level. New boundary division walls to match existing. Existing vehicular entrance is proposed to be retained and adjusted for the new house. The existing front garden will be adjusted for car parking for the existing house with new crossing. Also included are alterations to existing site drainage and additional surface water drainage measures and associated site works at 70 Annamoe Drive, Cabra, 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

The proposed development would infringe the building line established by the houses to the west along Annamoe Drive, would replace a pair of semi-detached houses that address the turn in the road symmetrically with an off-centre terrace of three houses, and would result in the loss of a front garden to provide hard surfaces for car parking. The proposed development would, therefore, seriously injure the amenities of the area and depreciate the value of property in the vicinity and would contravene the provisions on houses in side gardens at section 16.10.9 of the Dublin City Development Plan 2016-2022 and the zoning of the site under objective Z1 of that plan. The proposed development 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.