



An
Bord
Pleanála

Board Order PL 29S.248249

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council.

Planning Register Reference Number: 2004/17.

Appeal by Little Wing Properties Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 28th day of February, 2017 by Dublin City Council to refuse permission to the said Little Wing Properties Limited.

Proposed Development Construction of a four-storey over basement mixed use development with a ground floor retail unit of circa 49.1 square metres fronting onto Camden Street Lower; a split level commercial unit (circa 90.3 square metres) to the rear at both ground and basement levels (to be either retail or café or office use) and cultural history exhibition space (circa 26 square metres) also at ground and basement level. A communal storage room (circa 29.2 square metres) with bicycle storage, utility room, bin store and toilet are also proposed at basement level. The upper floors will consist of three number one-bedroom residential units and one number two-bedroom duplex unit. There are balconies and roof terraces associated with this development; together with all related site development works above and below ground, all at 34 Camden Street Lower, 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 restricted nature of the site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its excessive height, bulk and massing, would constitute overdevelopment of a limited site area, would be visually obtrusive on the streetscape, when viewed from neighbouring sites, and would be out of character with development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would be likely to have an adverse impact on the amenities of property in the vicinity, in particular numbers 33 and 35 Camden Street Lower, and Harcourt Square to the east, by reason of loss of daylight and sunlight and loss of outlook, and by reason of having balconies and windows directly on the site boundary. The proposed development would, therefore, seriously injure the amenities of the area, and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

