



An
Bord
Pleanála

**Board Order
PL29N.248399**

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3932/16

Appeal by Doreen McKay of 5 Kinvara Road, Navan Road, Dublin against the decision made on the 30th day of March, 2017 by Dublin City Council to grant subject to conditions a permission to Leanne Geoghegan care of Dathanna Architecture of 44 Merrion Grove Stillorgan Road, County Dublin.

Proposed Development (a) Demolition of existing shed in rear garden, (b) subdivision of existing site, (c) construction of single storey building to rear for provision of sessional pre-school and after-school facility operating between the hours of 0830 and 1800 Monday to Friday, (d) re-construction of existing unstable site boundary wall to side of site with one number pedestrian gate to side laneway, (e) new electronic gate to front vehicular entrance of house, (f) new signage in front garden of existing dwellinghouse, and (g) all associated ancillary works, all at 3 Kinvara Road, Navan Road, 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 existing pattern of development in the vicinity and the size, scale, nature and configuration of the proposed development on a terrace site, with access through the house, it is considered that the proposed development would constitute a haphazard form of development at variance with the predominant pattern of development in the area and the childcare facility would become an overly-dominant use of the overall site. The proposed development would be contrary to the provisions of section 16.18 of the Dublin City Development Plan 2016-2022, would seriously injure the amenities of the area and of property in the vicinity and would set an undesirable precedent for further such developments in the area. It is, therefore, considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

