

Board Order PL 29N.248462

Planning and Development Acts 2000 to 2017 Planning Authority: Dublin City Council Planning Register Reference Number: 2312/17

Appeal by Andy Lynch care of AMG Architectural Services Limited of 244 Swords Road, Santry, Dublin against the decision made on the 12th day of April, 2017 by Dublin City Council to refuse permission.

Proposed Development: Single storey extension at rear and change of use of ground floor to children's pre-school. Enlargement of existing vehicular access and creation of an additional area for off-street parking to front and all associated site works at 34 Grangemore Avenue, Donaghmede, 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 restricted semi-detached site and use of the rear garden as an external play area, it is considered that the proposed childcare facility would become an overly-dominant use of the overall site and would result in noise nuisance to adjoining and neighbouring properties. The proposed development would, therefore, be contrary to the provisions of the Dublin City Development Plan 2016-2022 and would seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proposed development would, therefore, be
- 2. The Board is not satisfied that the information provided demonstrated that the residential amenity of the proposed first floor dwelling would be of sufficient standard for future habitation.

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

Dated this day of 2017