



An  
Bord  
Pleanála

**Board Order  
PL 29N.248479**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2278/17**

**Appeal** by John McKone care of Howley Hayes Architects of 19 Rock Hill, Blackrock, County Dublin against the decision made on the 13<sup>th</sup> day of April, 2017 by Dublin City Council to refuse permission.

**Proposed Development:** Conversion of three two-bedroom apartments into three three-bedroom apartments at second, third and fourth floor levels by infilling the existing light well where new bathrooms and storage areas will be provided. An additional bedroom will be provided in place of the existing bathroom. The existing access to the flat roof will be revised to accommodate the proposed development and a rooflight and water tank will be fitted above the new bathroom at this level. All at 94-96 Abbey Street Middle (a protected structure), Dublin 1.

## **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

It is considered that the provision of an additional bedroom in each of the apartments proposed would result in a substandard development in that the gross floor area for a three-bedroomed apartment would fall considerably below the minimum overall apartment floor area as required by Section 16.10.1 of the Dublin City Development Plan 2016-2022 and the standards set out in the Appendix of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in December, 2015. Furthermore, it is considered that the infilling of the existing light well serving the apartments would result in a reduction in natural daylight penetration which would diminish the quality of accommodation provided and would, therefore, seriously injure the amenity of future occupants of the apartments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this          day of                                  2017**