



An
Bord
Pleanála

Board Order
PL 29N.248552

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2378/17.

Appeal by Colm and May Gallagher care of David Moran of 118 Home Farm Road, Drumcondra, Dublin against the decision made on the 26th day of April, 2017 by Dublin City Council to refuse permission to the said Colm and May Gallagher:

Proposed Development: Erection of one detached three bedroom house with separate garage, all to rear of rear of 45 Belgrove Road, Clontarf, 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. The proposed development would be overbearing in its relationship with adjacent residential property and would adversely affect privacy. Furthermore having regard to its orientation and proximity to boundaries including the proximity of windows facing boundaries, it is considered that the proposed development would be substandard and would inhibit future development of adjoining lands. The proposed development would, therefore, seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

2. The laneway network from which the proposed mews development would gain access is currently substandard. It is considered that the proposed development, pending improvement in access, would, therefore, endanger public safety by reason of traffic hazard.

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

Dated this day of 2017