

Board Order PL 29N.248553

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2416/17

Appeal by Bridget Walsh and Jim Keating care of David Moran of 118 Home Farm Road, Drumcondra, Dublin against the decision made on the 28th day of April, 2017 by Dublin City Council to refuse permission.

Proposed Development: Retention of an alteration to previous approved application planning register reference number 3626/16 to change the west facing only glazing to be clear at first floor level patio balcony with high screens at 14 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.

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Reasons and Considerations

Having regard to the planning history of the development and the Dublin City Development Plan 2016-2022 particularly the Z1 zoning objective to protect, provide and improve residential amenity and the guidelines for residential extensions which require extensions to not adversely affect the amenities enjoyed by the occupants of adjacent buildings in terms of privacy, access to daylight and sunlight, it is considered that the proposal to retain clear glazing on the west facing elements of the patio screen at the first floor level patio balcony would adversely impact the visual and residential amenity of the adjoining property to the south and would, therefore not, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had concerns about the loss of privacy for the adjoining property to the south arising from the use of clear glazing instead of obscure panels which would give rise to a potential for overlooking from the end of the patio balcony.

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

Dated this day of 2017

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