

Board Order PL 29N.248570

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2470/17

Appeal by Robert Mullins care of Killiney Design Associates of Temple Court, Temple Road, Blackrock, County Dublin against the decision made on the 2nd day of May, 2017 by Dublin City Council to refuse permission.

Proposed Development: Two number three bedroom, three-storey semi-detached dwellings with two parking spaces and all ancillary works to the rear of number 57 Howth 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

Having regard to the pattern of development in the area, the site history, the design and the external finishes of the proposed development, the Board considered that the proposed development would represent overdevelopment of a restricted site, would establish an undesirable building line for future mews development, would seriously injure the character of the Residential Conservation Area, would be overbearing and would seriously injure the residential amenities of adjoining properties and the visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the planning authority and did not consider that the proposed development had overcome concerns regarding design, scale, mass, and overbearing impact on adjoining properties.

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

Dated this day of 2017

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