



---

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2463/17**

**Appeal** by Dave McCabe care of David Lennon Architects of The Old Schoolhouse, Donard, County Wicklow against the decision made on the 5<sup>th</sup> day of May, 2017 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention permission for rear extensions of which construction was completed in 2003 at 59 Walkinstown Drive, Walkinstown, Dublin consisting of (a) 30.5 square metres ground floor kitchen extension to rear; (b) 21 square metres first floor bedroom extension to rear parapet height of 5.800 metres; (c) converted and extended attic area 25 square metres finished height 7.490 metres to rear; (d) widening of pedestrian entrance to front to facilitate off road parking for one number standard vehicle; (e) one number roof light in the front of the existing roof and (f) associated drainage alterations in rear garden.

## **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 development for which retention is sought would seriously injure the amenities of residential property in the vicinity by reason of potential overlooking from roof level, excessive scale, loss of light and an unsatisfactory level of accommodation for residents of the property. As such the development for which retention is sought would contravene section 16.10.12 and section 17.11 of the Dublin City Development Plan 2016-2022 and 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 considered that the dormer extension, by reason of its scale and design, is seriously injurious to adjoining residential properties and that the rear extension at first floor level has resulted in an unsatisfactory internal arrangement in relation to Bedroom number 2.

---

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

**Dated this          day of                                  2017**