



An  
Bord  
Pleanála

## Board Order PL 29N.248632

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2498/17**

**Appeal** by John Lea care of Davey and Smith Architects of Unit 13, The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin against the decision made on the 10<sup>th</sup> day of May, 2017 by Dublin City Council to refuse permission.

**Proposed Development:** Provision of two number new dwellings to the side and rear of the existing dwelling including: one number three-storey dwelling with roof dormer, to side of existing dwelling, with new vehicular access and parking from Foxfield Park, one number two-storey dwelling with enclosed first floor roof terrace to rear of existing dwelling, new vehicular access and parking from Foxfield Lawn, and associated works on a site area of 0.056 hectares at number 29 Foxfield Park, Raheny, 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. It is considered that the provision of two dwellinghouses on the subject site would constitute a significant overdevelopment of the site and would result in substandard private open space and off-street vehicular parking, particularly in respect of dwelling number 2 to the rear of the site, it is, therefore, considered that the proposed development would seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

