

## Board Order PL 29S.248731

Planning and Development Acts 2000 to 2017 Planning Authority: Dublin City Council Planning Register Reference Number: 2712/17

**Appeal** by James and Patricia Mahony of 5 O'Curry Road, Merchants Quay, Dublin against the decision made on the 1<sup>st</sup> day of June, 2017 by Dublin City Council to refuse permission.

**Proposed Development:** Subdivision of existing four-bedroom dwelling into two number separate dwelling units (one two-bedroom and one one-bedroom dwelling), ridge height of existing roof - 7.420 metres with no external alterations to be made and all associated site works at number 5 O'Curry Road, Merchants Quay, 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 limited size of the overall site, the very limited provision of private open space, the constrained nature of certain proposed rooms, the limited availability of parking in the area and the overall pattern of residential development in this established fine-grained area of the city, it is considered that the proposed subdivision of the existing dwelling to create two separate and independent dwelling units would not provide an adequate standard of residential amenity to future occupants of the dwellings by virtue of inadequate quantity and quality of private open space and of the overall cramped form of development proposed. Furthermore, the proposed subdivision, by itself and by means of the precedent it would set, would contribute to the erosion of the residential amenity and character of the area as a whole, by placing further pressure on on-street parking and by encouraging further subdivision of small corner and garden sites. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2017