



An
Bord
Pleanála

Board Order PL29S.248920

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2895/17

Appeal by Paul Traynor care of Thomas Good of 387 Navan Road, Ashtown, Dublin against the decision made on the 4th day of July, 2017 by Dublin City Council to refuse permission.

Proposed Development Demolition of existing garage/store and the construction of a new single storey garage/store with basement level all to the rear of existing dwelling at 1 Upper Cross Road, Rialto, 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 nature and scale of the proposed development and the pattern of development in the vicinity, it is considered that the proposed garage/store, by reason of its scale, cannot be considered ancillary to the existing residential use. Furthermore, the proposed use of the shed, for the storage and restoration of cars, would seriously injure the amenities of the area and of property in the vicinity, as a result of noise disturbance. The proposal would be contrary to the zoning objective for the site 'to protect, provide and improve residential amenities' and 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