



An
Bord
Pleanála

Board Order PL 29N.248972

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2912/17

Appeal by LDC Developments Limited care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 6th day of July, 2017 by Dublin City Council to refuse permission.

Proposed Development: Construction of a new two-storey with attic accommodation, four-bedroom detached dwelling with attic dormer to the rear, velux roof lights to the front and rear, private open space to the rear, provision of two number car parking spaces off the Cloisters, Grace Park Road, site landscaping, Sustainable Urban Drainage Systems drainage and all associated works to facilitate the development, all on a site adjacent to number 4 Hampton Lodge Walk, The Cloisters, Grace Park Road, 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. The proposed development would occupy land that is part of the open space of the residential development authorised under An Bord Pleanála appeal reference number PL 29N. 203824 (planning register reference number 4378/02), known as Hampton Lodge. This plot of land forms an access to the larger area of open space serving the area, and building a house upon it would impair this access and the possibilities for use of the land. The proposed development would, therefore, result in the loss of useable open space which is integral to the amenities of the residents of the overall development. Having regard to zoning objective Z1 residential land use zoning of the area, it is considered that the proposed development would seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

