

Board Order PL 29N.249199

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1195/17

Appeal by Michael Elliott of 2 Collins Drive, Dublin against the decision made on the 29th day of August, 2017 by Dublin City Council to refuse permission to the said Michael Elliott.

Proposed Development: Erection of a new two-storey detached two bedroom dwellinghouse to side and rear of existing dwellinghouse with subdivision of site, and provision of new vehicular access to new dwelling and associated site works, all at 2 Collins Drive, 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 restricted nature and prominent location of this corner site, it is considered that the proposed development, by reason of its scale, form and design would constitute overdevelopment of a limited site area, would be visually obtrusive on the streetscape of Ballygall Road West and would result in substandard private amenity space for the existing and future residents. The proposed development would, therefore, seriously injure the amenities of the area and would 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

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