



An  
Bord  
Pleanála

## Board Order PL 29N.249200

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2522/17**

**Appeal** by Clontarf Park Residents Association and others care of Clement Loscher of 9 Clontarf Park, Clontarf, Dublin against the decision made on the 10<sup>th</sup> day of August, 2017 by Dublin City Council to grant subject to conditions a permission to MIJA Limited care of Adrian Hill Architects of Unit 13, The Seapoint Building, 44/45 Clontarf Road, Dublin.

**Proposed Development:** (A) Demolition of the existing garage and boundary walls facing Clontarf Park and the adjacent laneway. (B) Construction of three number new two bedroom two-storey and attic level dwelling mews houses with associated formers, rooflights and roof terraces. (C) The provision of three number new parking spaces. (D) All associated site and infrastructural works including foul and surface water drainage, surface car parking and landscaping (hard and soft). All at number 75 Clontarf Park, Clontarf, 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. By reason of its height, bulk and design, including the provision of balconies/terraces at roof level, it is considered that the proposed development would seriously injure the residential amenities of adjoining properties to the south and south east, due to overlooking and its overbearing character, and by reason of its height and bulk, it is considered that the proposed development would seriously injure the residential amenities of nearby properties to the north (numbers 8 – 12 and 13b Clontarf Park) due to overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. By reason of its design, which requires the provision of high level windows, opaque glazing and similar features, and the inclusion of “studies” with limited aspect, it is considered that the proposed development would constitute a substandard form of residential development that would seriously injure the residential amenities of future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

