



An  
Bord  
Pleanála

## Board Order PL 29N.249201

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3173/17**

**Appeal** by Gerry Buckley care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 9<sup>th</sup> day of August, 2017 by Dublin City Council to refuse permission to the said Gerry Buckley.

**Proposed Development** Reconstruction, alteration and reuse of the existing buildings and the construction of new four-storey buildings to the road frontage and to the rear of the site. Proposed are a total of 13 number one-bedroom, 10 number two-bedroom and four number three-bedroom apartments, with a total gross internal floor area of 1,891 square metres, together with a ground floor café/bistro (132 square metres) and ancillary spaces (78 square metres), accommodated as described below. All apartments are in accordance with required minimum floor areas. The existing buildings will have the roofs and the second floor attic space removed to be replaced with two new floors of residential accommodation making four storeys in total; the converted existing buildings will provide one number one-bedroom, six number two-bedroom, and three number three-bedroom apartments on the ground, first, second and third floors with ancillary secure bicycle parking (33 square metres), waste management (17 square metres) and storage (28 square metres) on ground floor.

All apartments have private east and south-facing balconies. The new four-storey building to the front has a ground floor café/bistro (132 square metres) with six number one-bedroom apartments and associated west facing terraces above. The apartments to the front and those in the existing rebuilt buildings are accessed via a four-storey roof lit galleried atrium space with stairs and lift. To the rear of the site a new four-storey apartment building is proposed. This accommodates six number one-bedroom, four number two-bedroom and one number three-bedroom apartments. The building has been designed to avoid overlooking from habitable rooms to existing development to the east. All apartments are accessed via stairs and lift. All apartments have private open space provided on west, south and north-facing balconies and terraces. A new landscaped courtyard is proposed between the buildings to the front and the apartment building to the rear. This paved courtyard provides parking for 16 number cars. Controlled vehicular access from Upper Drumcondra Road is via an existing vehicular entry and through a new archway to the south-west corner of the site. Extensively landscaped open space and gardens and children's play area are provided to the south, east and north of the site to the rear, adjacent to the rear four-storey building. External finishes to the proposed buildings are of selected brick to match the context of the existing buildings to the public front together with brick and rendered walls to the rear elevations and new rear apartment building. All windows, doors and screens are to be of thermally broken aluminium framing with selected colour finish in agreement with the planning authority. The proposed surface water drainage system, as shown on the site layout, will be designed in accordance with the sustainable urban drainage systems requirements of Dublin City Council for permeable paving and rainwater attenuation areas. The surface water and foul sewer drainage will connect to the existing mains drainage in Upper Drumcondra Road, all at 116, 118 and 120 Upper Drumcondra 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**

Having regard to the siting, scale, mass and height of the proposal and the proximity of the development to adjoining property, it is considered that the proposed development would constitute overdevelopment of the site, would result in an unacceptable level of overlooking, would have an excessively overbearing effect on adjoining property and would result in an unacceptably low level of residential amenity for adjoining residents and future occupants. The proposed development fails to integrate or be compatible with the design and scale of the adjoining buildings and as a result, would seriously injure the visual amenities of the streetscape and would have an adverse impact on the character of Upper Drumcondra Road. The proposed development would, therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

