



An
Bord
Pleanála

Board Order PL 29N.249213

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3183/17

Appeal by Edward Fuller care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 10th day of August, 2017 by Dublin City Council to refuse permission.

Proposed Development: Construction of two number two-storey two bedroom houses detached to the side of the existing house, formation of new driveway entrance to number 198 to the south of the existing, the existing driveway entrance to be used for proposed house number 1, and the formation of a new rear driveway entrance and creation of new front pedestrian entrance for house number 2, to be entered off Tranquility Grove. All at number 198 Kilmore Road, Artane, 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 residential standards set out in Sections 16.10.2 ‘Residential Quality Standards – Houses’ and 16.10.9 ‘Corner/Side Garden Sites’ of the 2016-2022 Dublin City Development Plan, it is considered that, due to the substandard provision of proposed and residual private open space both quantitatively and qualitatively, the proposed development would provide for an unsatisfactory level of residential amenity for future occupants, as well as also representing a case of overdevelopment of a restrictive site. The proposed development would, therefore, be contrary to the Ministerial Guidelines – Sustainable Residential Development in Urban Areas – Guidelines for Planning Authorities, 2009 and its companion document the Urban Design Manual – A best practice guide, 2009 and would be contrary to the provisions of the Dublin City Development Plan 2016-2022. The proposed development 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 2018