



An
Bord
Pleanála

Board Order
PL 29S.249231

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3280/17

Appeal by Niall Stevens and Gerard Higgins of 46 Reuben Avenue, Dublin against the decision made on the 22nd day of August, 2017 by Dublin City Council to grant subject to conditions a permission to Quotumas Investments Limited care of D O'Sullivan Consulting Engineers Limited of Beara House, 11 Cluainin, Gorey County Wexford in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention planning permission for the demolition of two rear extensions and the partial construction of two new two storey rear extensions at 47 and 48 Reuben Avenue. Retention planning permission is also sought for the partial demolition of sheds at 48a Reuben Avenue. Planning permission is sought to complete the construction works to both of the new rear two storey extensions at 47 and 48 Reuben Avenue. Planning permission is also sought for revised site boundaries all at 47, 48 and 48a Reuben Avenue, Rialto, 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 zoning objective Z1 which is "to protect, provide for and improve residential amenities", according to the Dublin City Development Plan 2016-2022, to the established pattern, scale and architectural character of the development in the area, particularly the restrictive site configurations, narrow plot widths and the modest size of the two storey terraced houses, it is considered that the extensions, permission for the retention and completion of which is proposed, would constitute substandard overdevelopment which is excessive in proportion to and, would fail to integrate satisfactorily with the existing development by reason of infill across the entire width of the existing houses, an incompatible roof profile and excessive height above the eaves height. As a result, the proposed development would constitute overdevelopment, would be obtrusive and overbearing in impact, would seriously injure the residential amenities of the adjoining property at number 46 Reuben Avenue to the west side and would set an undesirable precedent for similar development in the area. The proposed development would, therefore be contrary to the proper planning and development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018