



An
Bord
Pleanála

**Board Order
PL 29S.249342**

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3441/17

Appeal by Paul and Linda Brennan care of Ciarán Ferrie Architects of Fumbally Exchange, 5 Dame Lane, Dublin and by M&B Construction Limited care of David Mulcahy Planning Consultants Limited of 67 Old Mill Race, Athgarvan, Newbridge, County Kildare against the decision made on the 11th day of September, 2017 by Dublin City Council to grant subject to conditions a permission to the said Paul and Linda Brennan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the existing single storey bungalow and construction of two semi-detached houses of two to three storeys over basement together with landscaping works to the front garden including the provision of new vehicular and pedestrian access off Kenilworth Road and new vehicular access off Kenilworth Lane South with associated driveways at 16b Kenilworth 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

1. Having regard to the location of the site within a residential conservation area, and in proximity to protected structures on Kenilworth Road, it is considered that the proposed development, by reason of its height, roof profile, fenestration and overall design, would be visually incongruous and contrary to the visual amenities of the area, and would adversely affect the setting of these protected structures, and by reason of its bulk, height and proximity to adjoining properties on Grosvenor Road, would seriously injure the residential amenities of such adjoining property by reason of overshadowing and by reason of being visually overbearing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would constitute overdevelopment of the site and would result in a substandard form of residential amenity for future occupiers as a result of the poor quality and quantity of private open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

