



An  
Bord  
Pleanála

**Board Order  
PL 29N.249350**

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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3536/17**

**Appeal** by Darrol O'Neill care of David Winston of 24 Ventry Park, Cabra, Dublin against the decision made on the 21<sup>st</sup> day of September, 2017 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of existing single storey retail structure and construction of a single storey dwelling with one bedroom (in the roof space) plus study, velux windows to the front, new vehicle access with gates and walls to the front and all associated site works at 179C, Cabra Road, (access off Quarry Road), Cabra, 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 provisions of the Dublin City Development Plan 2016-2022 and to the layout and design of the proposed development, including the enclosed front and rear garden areas, it is considered that the proposed development would provide inadequate and fragmented private amenity space, would constitute overdevelopment of this restricted site, would seriously injure the residential amenities of future occupants of the house and would be contrary to Policy QH21 of the development plan, which seeks to ensure that new houses provide a satisfactory level of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

