

Board Order PL 29N.249352

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3428/17

Appeal by Patrick and Susan Loughran of 37 Rathvilly Drive, Finglas, Dublin against the decision made on the 8th day of September, 2017 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Division of house into one number two storey three bed terraced house and one number two storey two bed end of terrace house. There will also be a detached building at the rear of the site at the two bed end of terrace house to be used as games/gym room. On the front elevation of the house blocking up the existing garage door and replacing it with a new window and the existing pedestrian door beside the existing garage door to be replaced with a new proposed ground floor only porch. At the rear elevation one number new window at first floor level and blocking up existing single door and replacing it with a new double door and window at ground level for the two bed end of terrace house and all ancillary works, all at 37 Rathvilly Drive, Finglas, 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. The proposed two-bedroom house would not be in accordance with minimum standards for bedroom sizes and would, therefore, provide substandard accommodation for future occupants. Furthermore, the Board is not satisfied that the private open space for the proposed three-bedroom house provides a satisfactory standard of residential amenity for future occupants. The Board considered that the proposed development would seriously injure the residential amenities of future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2. The scale and bulk of the proposed gym/games room building is disproportionate to the scale of the property it serves and is considered to represent an over-development of the site which would result in a loss of amenity to neighbouring properties. The proposed development would, therefore, seriously injure the residential and visual amenities of the area and would 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

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