



An
Bord
Pleanála

Board Order
PL 29S.249385

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3476/17

Appeal by Gerard Gannon care of Deaton Lysaght Architects of 44 South Richmond Street, Dublin against the decision made on the 14th day of September, 2017 by Dublin City Council to refuse permission.

Proposed Development: Construction of a two-storey, two-bedroom mews house with garage and roof garden and associated boundary walls and site works at the rear of 64 Grosvenor Road with access from Spire View Lane, 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 Z2 zoning objective “To protect and/or improve amenities of residential conservation areas” pertaining to the site,
- the standards for residential development within Chapter 16 of the Dublin City Development Plan 2016-2022,
- the constrained nature of the site, and
- the pattern of development in the Spireview Lane area,

it is considered that the development of a mews house of the scale and design proposed would constitute overdevelopment of site, would fail to provide satisfactory private amenity space for future occupants, would fail to integrate in a satisfactory manner with the existing development in the area and would, therefore, seriously injure the amenities of the area and or property in the vicinity. 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 2017