

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City

Planning Register Reference Number: 3640/17

An Bord Pleanála Reference Number: ABP-300039-17

APPEAL by Selton Media care of Module, Level 3, 8 Crow Street, Temple Bar, Dublin against the decision made on the 29th day of September, 2017 by Dublin City Council to refuse permission to the said Selton Media.

PROPOSED DEVELOPMENT: Erection of a new two-storey semi-detached residential unit, alterations to existing vehicular access and all associated ancillary site works, all at 129 Nephin Road, Cabra, Dublin.

DECISION

REFUSE permission for the above proposed development based on 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 development would constitute overdevelopment of the site and the new dwelling would have an overbearing impact on neighbouring properties and would result in a development which would be visually obtrusive and visually incongruous. The proposed development would, therefore, seriously injure the amenities of the area, would set an undesirable precedent for similar type development in the area and would be contrary to the provisions of the current Development Plan for the area and to the zoning objective Z1 'to protect, provide and improve residential amenities.'
2. It is considered that the proposed development would result in a substantial level of private open space for the proposed and existing house and would, therefore, provide an unsatisfactory standard of residential amenity for future and existing occupants. The proposed development would be contrary to the Residential Standards – Houses, as set out in the current Development Plan for the area and would, therefore, be contrary to the zoning objectives for the area and 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.