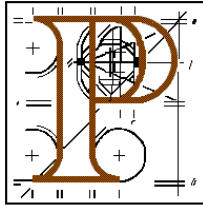


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 3734/17

An Bord Pleanála Reference Number: ABP-300221-17

APPEAL by KMSH Enterprises Limited care of AKM Design of Unit 4, Orchard Business Centre, 20009 Orchard Avenue, Citywest Business Campus, Dublin against the decision made on the 23rd day of October, 2017 by Dublin City Council to refuse permission to the said KMSH Enterprises Limited.

PROPOSED DEVELOPMENT: Erection of one number detached part two-storey part single storey dwellinghouse (two bedroom) with vehicular entrance to Bluebell Avenue, permission was granted on the site for demolition of existing dwelling, two-storey studio and derelict outbuilding and construction of eight terraced two-storey (three bedroom dwellings) with new vehicular entrance to Bluebell Avenue and associated site development works under planning register reference number 2603/16. This development is under construction; all at Millrose House, Bluebell Avenue, Bluebell, 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

The proposed development, involving the placement of a dwelling incorporating a new vehicular entrance in established open space in front of a terrace of eight houses, without a coherent morphological relationship to those houses and being of a different style to them, would lead to a disjointed and piecemeal form of development. The proposed development would, therefore, seriously injure the visual and residential amenities of the area and the amenities of properties in the vicinity 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.