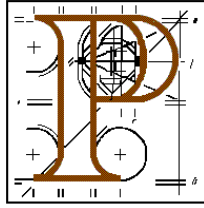


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dublin City Council**

**Planning Register Reference Number: 3982/17**

An Bord Pleanála Reference Number: ABP-400481-17

**APPEAL** by Aidan and Niamh Carew care of Martin Brennan Architecture of 37A Cill Éanna, Raheny, Dublin against the decision made on the 27<sup>th</sup> day of November, 2017 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** (1) Demolition of existing domestic garage in rear garden of 11 Howth Road and erection of new two-storey mews house with access from Charlemont Lane, (2) provision of off-street parking in new front garden of proposed mews house with new access gate and boundary wall to replace existing garage door on Charlemont Lane and (3) this application comprises alterations to the previously approved mews development at rear of numbers 5, 7, 9, 11, 13, 25 and 27 Howth Road, planning register reference number 4421/07 (extended to December, 2018). All at Charlemont Lane at rear of number 11 Howth Road, Clontarf, 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**

Having regard to the pattern of development in the area, the site history, the design and external finishes of the proposed development, the Board considered that the proposed development would be inconsistent with the permitted mews development on Charlemont Lane (planning register reference number 4421/07), in terms of architectural detailing and roof design and would seriously injure the visual amenities of the area. It is further considered that the proposed development would injure the character of the conservation area, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the concerns expressed by the planning authority and whilst the principle of development has been established, the Board was not satisfied that the visual amenities and character of the conservation area were sufficiently protected.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2018.**