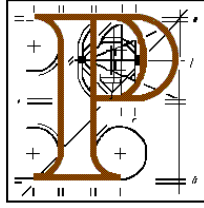


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dublin City Council**

**Planning Register Reference Number: 3950/17**

An Bord Pleanála Reference Number: ABP-300518-17

**APPEAL** by Thomas A. Menton care of John Spain Associates of 39 Fitzwilliam Place, Dublin against the decision made on the 23<sup>rd</sup> day of November, 2017 by Dublin City Council to refuse permission.

**PROPOSED DEVELOPMENT:** A new two-storey two bedroom detached dwelling with new vehicular entrance and driveway, all to the rear of numbers 38 and 40 Rathdown Park, Terenure, 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 site of the proposed development is located within a designated Residential Conservation Area to which the zoning objective Z2 of the Dublin City Development Plan 2016 – 2022 applies. Having regard to the restricted size of the site, it is considered that the proposed development would seriously injure the visual character and architectural coherence of this Residential Conservation Area and would be contrary to the said zoning objective set out in the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**