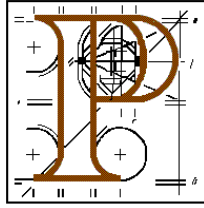


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dublin City**

**Planning Register Reference Number: 3975/17**

An Bord Pleanála Reference Number: ABP-300564-18

**APPEAL** by Yan Rong Zhong care of Eamonn Weber of 180 Rathgar Road, Dublin against the decision made on the 27<sup>th</sup> day of November, 2018 by Dublin City Council to refuse permission to the said Yan Rong Zhong.

**PROPOSED DEVELOPMENT:** Retention and reconstruction of a partly completed single storey granny flat extension at rear of 89 Walkinstown Park, Walkinstown, 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 limited size of the site and the scale and nature of development to be retained, the planning history on the site, the national guidance Quality Housing for Sustainable Communities- Best Practice Guidelines for Delivering Homes Sustaining Communities and Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities and Section 16.10.12 and Section 16.10.14 of the Dublin City Development Plan 2016 to 2022, it is considered that the development to be retained would result in an unsatisfactory standard of residential accommodation for occupants of both the main house and the ancillary accommodation, by reason of the lack of open space and substandard accommodation, would result in overdevelopment of the site, would seriously injure the residential amenity of the existing dwelling and would set an undesirable precedent for similar developments in the vicinity. 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.**