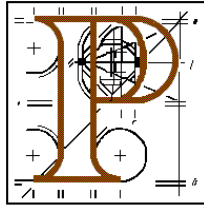


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 4000/17

An Bord Pleanála Reference Number: ABP-300582-17

APPEAL by Anne Donohoe care of O’Keeffe Architects Limited of Suite One, The Avenue, Beacon Court, Bracken Road, Sandyford, Dublin against the decision made on the 29th day of November, 2017 by Dublin City Council to refuse permission to the said Anne Donohoe.

PROPOSED DEVELOPMENT: Demolition of the 1970’s rear kitchen extension to the main house (17 square metres) and of an existing garage/shed (52.3 square metres) to the rear on Woods Way, and the construction of a new single storey, detached, two bedroom, mews dwelling (96.3 square metres) with basement level on Woods Way with off-street parking, associated local remodelling of part of the ground floor return of main house and associated drainage modifications and landscaping, all at 4 Mount Eden Road, Donnybrook, Dublin (Architectural Conservation Area).

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

It is considered that the proposed development, by reason of its design including the provision of significant accommodation at basement level, and the nature of provision of private amenity space, would be contrary to the provisions of the Dublin City Development Plan 2016-2022. Having regard to the design and layout of the proposed development, it is considered that the proposed development would result in a substandard form of development for future residents by reason of the substandard quality and quantity of open space and provision of sunlight and daylight. The proposed development would seriously injure residential amenity, would set an undesirable precedent for similar such development and would, therefore, 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.