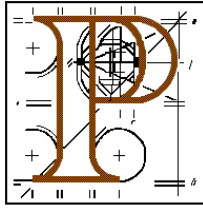


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City Council

Planning Register Reference Number: 4074/17

An Bord Pleanála Reference Number: ABP-300612-18

Appeal by Gary and Melanie Leech care of Gerard Nolan Architect of 43 Brackenwood Avenue, Balbriggan, County Dublin against the decision made on the 4th day of December, 2017 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Ancillary family accommodation consisting of a single storey extension to the rear of dwelling with a roof light and new pedestrian access from Saint Anne's Avenue with ancillary site works at 26a Windmill Park, Raheny, 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

1. Having regard to the established character and pattern of development in the area, it is considered that the proposed development, by reason of its overall design, layout and depth at the southeast boundary, would seriously injure the residential amenities of the area by reason of its overbearing effect on the adjoining dwelling and by reasons of undue levels of overshadowing of that property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the submissions on file in relation to the current need for ancillary family accommodation and having regard to the layout proposed, it is considered that the proposed development would be contrary to the provisions of section 16.10.14 of the Dublin City Development Plan 2016-2022 in relation to ancillary family accommodation and would, accordingly, 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