

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City

Planning Register Reference Number: 1538/17

An Bord Pleanála Reference Number: ABP-300632-18

APPEAL by Linda Gorman of 76 Griffith Drive, Finglas East, Dublin against the decision made on the 11th day of December, 2017 by Dublin City Council to grant subject to conditions a permission to George Hayden care of Pamela Byrne of 67 Finn Eber Fort, Finglas, Dublin.

PROPOSED DEVELOPMENT: Construction of a two-storey, two bedroom detached dwelling to the side of existing house with projecting bay window in south facing gable wall. New vehicular entrance in front boundary wall of existing house and all associated site works at Number 82 Griffith Road, Finglas East, 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 restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development, by reason of its scale, form and design, would constitute overdevelopment of a limited site area, would result in inadequate open space and would be visually obtrusive on the streetscape and out of character with development in the vicinity. Furthermore, the location of high level windows on the boundary wall with Number 76 is unacceptable. The proposed development would, therefore, seriously injure the amenities of the area and would 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 did not share the Inspector's view that the development would not be an incongruous insertion on the streetscape, and would not detract from the visual or residential amenities of the area.

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

Dated this day of 2018.