



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 4095/17

APPEAL by Philip Hartley care of Des Maguire Architects of 7 The Mall, Main Street, Leixlip, County Kildare against the decision made on the 13th day of December, 2017 by Dublin City Council to refuse permission.

Proposed Development Change of use of two garages to a two bedroom two-storey townhouse residence including a new first floor; with a new entrance and kitchen dining living space on the ground floor and two bedrooms and bathroom on the new first floor, and all associated site works at Garage numbers 1 and 2, Ardoyne House, Pembroke Park, Ballsbridge, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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. It is considered that the proposed development which is located in an area zoned Z1, is not in accordance with the Dublin City Development Plan 2016-2022 policy standards set out in Section 16.10.2 – Private Open Space as it would not result in a sufficient quantum or quality of private open space for the amenity of the dwelling as required by the Development Plan. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. The location and design of the proposed development would result in an unsatisfactory level of residential amenity for future occupants and would seriously injure the existing residential amenity by virtue of the visual impact and piecemeal design approach. It is considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.