



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4211/17

APPEAL by Oranswell Properties care of Pierce and Associates of 104 Francis Street, Dublin against the decision made on the 11th day of January, 2018 by Dublin City Council to refuse permission.

Proposed Development: Construction of an additional floor at second floor level for media associated use with a total floor area of 59 square metres in already approved development for media associated uses granted under planning register reference numbers 4329/16 and 2992/15 with access stairs to north and alterations to approved facade treatment, all on a site of 0.15 hectares at numbers 20B-22 South Lotts Road, 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

Having regard to the provisions of the Dublin City Development Plan 2016-2022, the proposed development for an additional floor at second level for media associated use in a previously approved development at 20B-22 South Lotts Road would result in a dominant form of development within the existing streetscape by reason of its scale and massing, which would result in a negative visual impact on the streetscape and on the adjoining residential development. The proposed development would, therefore, seriously injure the residential amenity of the neighbouring properties 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 concurred with the planning authority's reason for refusal and considered that the proposed development would be visually incongruous and would seriously injure the visual amenities of the area.

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

Dated this day of 2018.