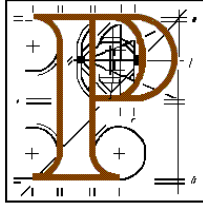


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

Dublin City

Planning Register Reference Number: 4287/17

An Bord Pleanála Reference Number: ABP-300930-18

APPEAL by Fergus Jordan care of Peadar Nolan Architect of 2 Glandore, Pilot View, Dalkey, County Dublin against the decision made on the 18th day of January, 2018 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of a new detached two-storey house of 148.5 square metres on a site of 390 square metres within the grounds of 'Abingdon', 1A Saint Albans Park, Sandymount, 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. The proposal to add a two-storey house within the front garden of an existing bungalow on a backland site would be overly constrained and would seriously injure the residential amenities of the existing neighbouring properties including the existing bungalow, and would fail to respect the existing character of the surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. In the absence of key information on soil suitability where soakways are proposed and in the absence of a Flood Risk Assessment in an area identified as being at a moderate risk of flooding, the Board cannot be satisfied that the stormwater which would be generated can be sustainably drained in accordance with the requirements of the Greater Dublin Regional Code of Practice for Drainage Works or that the site when developed would not exacerbate flood risk of the area contrary to guidance set out in 'The Planning System and Flood Risk Management – Guidelines for Planning Authorities' issued by the Department of the Environment, Heritage and Local Government in 2009. The proposed development would, therefore, be contrary to both the provisions of the Dublin City Development Plan 2016-2022 and to national flood policy and would 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.