



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 4440/17

APPEAL by Aisling Prior care of Armstrong Planning of 41 Lower Baggot Street, Dublin against the decision made on the 7th day of February, 2018 by Dublin City Council to grant subject to conditions a permission to Sean O'Sullivan care of Brennan Furlong Architects of Unit SF3, The Chocolate Factory, 26 Kings Inn Street, Dublin.

Proposed Development Demolition of existing bungalow, sunroom to the rear and shed to the side, to allow for re-construction of bungalow along with extension to side (single storey) and rear (two-storey). Works also to include: relocation of main entrance door, construction of dormer to the rear roof slope, rooflights to the rear and side roof slope, solar panels on flat section of the roof along with internal alterations including omission of existing chimney and all associated site works including widening of existing vehicular entrance. Works to provide additional open plan living accommodation, utility and two additional bedrooms, at 14 Seaview Avenue North, Clontarf, 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

It is considered that the proposed development, by reason of its position on the site relative to the adjoining property to the north, its proximity to the adjoining dwelling and its two-storey nature, would seriously injure the residential amenities of the adjoining property 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 considered that the impact in terms of loss of light to the adjoining dwelling was sufficiently significant to warrant a refusal of permission.

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

Dated this day of 2018.