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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4400/17**

**APPEAL** by Norma Cahill care of AKM Design of Unit 4, Orchard Business Centre, 2009 Orchard Avenue, Citywest Business Campus, Dublin against the decision made on the 2<sup>nd</sup> day of February, 2018 by Dublin City Council to refuse permission to the said Norma Cahill.

**Proposed Development:** Permission at rear of 96 North Circular Road, (protected structure) for a two-storey one bedroom dwellinghouse and associated works, all at 96 North Circular 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

1. It is considered that the proposed development on a narrow lane with no provision for off-street parking would be likely to generate traffic which would obstruct existing occupants of the properties reliant on the lane for access. It is, therefore, considered that the proposed development, by itself and by the precedent it would set for the generation of additional traffic, would be prejudicial to public safety by reason of traffic hazard.
2. It is considered that the proposed development, by reason of height, and design, would be inappropriate for a narrow laneway characterised by single storey development on the southern side and predominantly single storey ancillary development on the same side and would be out of character with surrounding development. The proposed development would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**