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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4418/17**

**APPEAL** by CNG Developments Limited care of The House Architects of Father Mathew Hall, 131 Church Street, Smithfield, Dublin against the decision made on the 2<sup>nd</sup> day of February, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of an existing garage/shed and construction of three number new dwellings comprising one number detached two-bedroom bungalow with attic level accommodation and 2 number detached three-bedroom bungalows with attic level accommodation, with new vehicular access, carparking and associated site development, including new vehicular access to the existing house on lands to the rear of number 77, Pinewood Crescent, Glasnevin, 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 Z1 residential zoning, as set out in the Dublin City Development Plan 2016-2022 for the area, to the backland nature of the site, and to the layout, height, scale and design of the proposed development and its proximity to existing residential development, it is considered that the proposed development would have an adverse impact on the existing amenities of residential development by reason of an overbearing impact. It is considered that the proposed development would seriously injure the amenities of adjoining property, would depreciate the value of property in the vicinity and would, therefore, 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 did not accept that the proposed development would not unduly adversely affect the amenities of neighbouring residential property in terms of overlooking and its overbearing impact.

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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.**