



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4475/17

APPEAL by Keith and Elizabeth MacDonald of 87 Anglesea Road, Dublin against the decision made on the 9th day of February, 2018 by Dublin City Council to grant subject to conditions a permission to Anthony and Natalia O'Carroll care of John Sugars and Partners of The Mews, 17 Leinster Square, Dublin.

Proposed Development Demolition of existing outhouses and the erection of a two-storey double garage with a pitched roof non-habitable utility room above fronting onto the laneway at the rear of 89 Anglesea Road, Dublin (a Protected Structure).

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

The Board is not satisfied, on the basis of the documentation submitted in connection with the planning application and appeal, and having regard to the location within a residential conservation area and in the context of protected structures, that the proposed development would not result in serious injury to the visual and residential amenities of the area and therefore, 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 there was insufficient information with regard to details and materials provided in the application drawings to allow a full and comprehensive assessment of the proposed development in the curtilage of a protected structure and in the context of a residential conservation area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.