



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 4465/17

APPEAL by Lynda Lynch care of Sean O'Connor of 133 Claremont Court, Glasnevin, Dublin against the decision made on the 9th day of February, 2018 by Dublin City Council to refuse permission.

Proposed Development: Retention of a single-storey timber framed building to the rear of existing two-storey semi-detached dwelling at 111 Ardmore Drive, Artane, 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 established character and pattern of development in the area, it is considered that the development proposed to be retained would seriously injure the residential amenities of property in the vicinity by reason of its overall design, scale and proximity to site boundaries, and by reason of its overbearing effect on the neighbouring dwellings, resultant loss of outlook, and visual obtrusion. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.