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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4606/17**

**APPEAL** by Helen Doyle Ronmar care of David Winston, 24 Ventry Park, Cabra, Dublin against the decision made on the 23<sup>rd</sup> day of February, 2018 by Dublin City Council to refuse permission to the said Helen Doyle Ronmar.

**Proposed Development** Demolition of existing pedestrian gate and vehicular entrance, demolition of single-storey extensions to existing house rear and side, construction of a new two-storey dwelling with two bedrooms, a dormer roof construction to the rear, new pedestrian and vehicular access gates, pillars and walls to the existing house and proposed new dwelling to the front and all associated site works at 1 Bregia Road, Cabra, 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. Having regard to the established character and pattern of development in the vicinity, the provisions of the Dublin City Development Plan 2016-2022 and the nature and scale of the proposed development, with the proposed two-storey house to be constructed projecting forward of the building line along Bregia Road, it is considered that the proposed development would be visually obtrusive within the streetscape, would detract from the visual amenities of the area and would be contrary to the provisions set out under Section 16.10.9 of the Dublin City Development Plan 2016-2022, which require developments on corner/side garden sites to have regard to existing building lines, as well as the character of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the provisions of the Dublin City Development Plan 2016-2022 and to the layout and design of the proposed development, including the shortfall of private amenity space that would result for the host dwelling house and the potential for direct overlooking of the private amenity space serving both the host and proposed dwelling houses, it is considered that the proposed development would constitute a substandard form of development, would be seriously injurious to the residential amenities of future occupants of the host and proposed dwelling houses and would be contrary to Policy QH21 of the

Dublin City Development Plan 2016-2022, which seeks to ensure that developments provide a satisfactory level of residential amenity. The proposed development would, therefore, 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.**