



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4615/17

APPEAL by Anthony Kelly care of Philip Boyd of Tir na nOg, Church Avenue, Portmarnock, County Dublin against the decision made on the 23rd day of February, 2018 by Dublin City Council to refuse permission.

Proposed Development: (i) Demolition of garage at the side of the existing house, (ii) construction of a two-storey detached house with attic office and rear dormer window all to the side of the existing dwelling, providing a new vehicular entrance from Grange Park Walk, and (iii) all associated drainage, internal and site works at 12 Grange Park View, Raheny, 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 provisions of the Dublin City Development Plan 2016-2022 and to the layout and design of the proposed development, including the shortfall and substandard provision of private amenity space for the proposed house, 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 proposed house 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.

Stephen Bohan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.