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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4325/17**

**APPEAL** by Marian Duffley and Others care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 28<sup>th</sup> day of February, 2018 by Dublin City Council to grant subject to conditions a permission to Joan Corcoran care of Denis Byrne Architects of 26 North Great George's Street, Dublin.

**Proposed Development:** Demolition of the existing rear shed and the construction of a new two-storey single family mews house with pedestrian and vehicular entrance on to Moat Lane, with consequent sub-division of the existing property at rear of 21 Vernon Gardens, Clontarf, 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 height, massing and site layout, it is considered that the proposed development would be overbearing in relation to the existing properties at number 21 and number 23 Vernon Gardens and would result in a loss of amenity to these properties. Furthermore, it is considered that the proposed private open space, which is reliant on screening (to avoid overlooking), would lead to an unacceptable loss of residential amenity to future occupants. It is considered, therefore, that the proposed development would seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**