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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2006/18**

**APPEAL** by Harriet Shortall of 3 Portobello Place, Portobello Harbour, Dublin and by Roland Ramsden care of Feargall Kenny of 45 Hainault Drive, Foxrock, Dublin against the decision made on the 26<sup>th</sup> day of February, 2018 by Dublin City Council to grant subject to conditions a permission to Nadine O'Regan care of Bright Design Architects of 4 Seafield Park, Booterstown, County Dublin.

**Proposed Development** Construction of a two-storey extension to the rear of the existing dwelling, all associated internal alterations, site and landscaping works and services at 2 Portobello Place, Portobello, 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**

The proposed development, by reason of its height and two-storey nature, would obstruct and diminish sunlight and daylight at the rear of the properties to the north to an undue degree. The proposed development would seriously injure the residential amenities of adjoining properties, would set an undesirable precedent for other similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Prendergast**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**