



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2029/18

APPEAL by Glenn Byrne care of David Moran, Architect of 118 Home Farm Road, Drumcondra, Dublin against the decision made on the 28th day of February, 2018 by Dublin City Council to refuse permission.

Proposed Development Construction of a two-storey detached house in rear garden to include demolition of side extension to original house at 28 Saint Brendan's Park, Coolock, 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 character, scale and location of the proposed two-storey house, it is considered that the proposed development would result in an unacceptable loss of residential amenity at the properties located to the north and east of the site, by reason of visual intrusion and overlooking. The proposed development would seriously injure the residential amenities of adjoining properties and would be contrary to the development plan policies for backland development under section 16.10.8 of the Dublin City Development Plan 2016-2022. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.