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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2344/18**

**APPEAL** by Alan Harrison care of David Coffey and Associates of 42 Brookhaven Park, Blanchardstown, Dublin against the decision made on the 16<sup>th</sup> day of April, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** (1) A two-storey extension to the side and rear of house, incorporating already approved plans, under planning register reference number 3426/17. (2) Subdivision of extended semi-detached house into two separate dwellings. (3) Relocation of existing vehicular entrance to serve proposed dwelling including a new pedestrian entrance and all associated site works at 36 Inishmaan Road, Gaeltacht Park, Whitehall, 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 scale and positioning of the proposed development and to the established pattern of development in the area, it is considered that the extension and sub-division of the dwelling into two number dwellings, by reason of proximity to site boundaries and off-set appearance, would seriously injure the visual amenities at this prominent corner location and would be incompatible with the architectural character of the area. The proposed development would set an undesirable precedent for similar type developments and 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.**