



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1083/18.

Appeal by James Hanratty and others of 27 Oldtown Park, Santry, Dublin against the decision made on the 19th day of April, 2018 by Dublin City Council to grant subject to conditions a permission to Maria Clifford care of PDC Architectural of 12a Churchfields, Kentstown, Navan, County Meath.

Proposed Development: Retention of existing partially completed structure and permission to complete construction of a detached single storey games room/garden shed at rear and all associated site works at 28 Oldtown Park, Santry, 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 and existing pattern of development in the vicinity of the site, the Board considered that the development proposed for retention and completion by reason of its excessive scale and height and inadequate setback from the boundaries with adjoining property, would constitute an unduly dominant feature when viewed from the private open space associated with adjoining dwellings, would constitute overdevelopment of a restricted site and would seriously injure the residential amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the scale of the development proposed for retention was excessive having regard to the existing character and pattern of development in the immediate vicinity of the site.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.