



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2368/18

APPEAL by Edel Lehane care of Brian O'Donoghue Architects Limited of 62 Gilford Road, Sandymount, Dublin against the decision made on the 18th day of May, 2018 by Dublin City Council to refuse permission.

Proposed Development: (a) Demolition of existing single storey rear return and rear extensions. (b) Construction of a two-storey extension to the rear. All at 11 Saint Nicholas Place, Christchurch, 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 proximity of the first-floor rear extension to the rear boundary wall backing onto single storey properties along Powers Square, it is considered that the first-floor element would be overbearing when viewed from adjoining properties. The proposed development, by reason of the precedent that would be set to the rear of properties along this terrace, would seriously injure the residential amenities of adjoining properties. The proposed development would, thereby, be contrary to section 16.10.12 of the Dublin City Development Plan 2016-2022 which deals with residential extensions and also contrary to the zoning objective for the area which is to protect and/or improve the amenities of residential conservation areas.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the proposed development would not have a negative impact on the residential amenities of adjoining properties.

John Connolly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2018.