



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2433/18

APPEAL by Tina Donohoe of 27 Rathvale Park, Ayrfield, Dublin against the decision made on the 30th day of April, 2018 by Dublin City Council to refuse permission.

Proposed Development Construction of a detached two-bedroom bungalow with dormer to front and rooflights to rear elevation to the side of existing dwelling. Widening of existing driveway and dishing of footpath locally to provide combined vehicular access and all other ancillary site works at 58 Glin Road, 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 prevailing pattern of development in the area, it is considered that the proposed detached dwelling, by reason of its scale and design, including reduced ridge and eaves heights and frontal dormer window, would be out of character and out of place at this prominent corner location and would be visually incongruous in the streetscape. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

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

Dated this day of 2018.