



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2516/18

APPEAL by Hugh Mulcahy care of Feargall Kenny, Architect of 45 Hainault Drive, Foxrock, Dublin against the decision made on the 10th day of May, 2018 by Dublin City Council to refuse permission.

Proposed Development: Subdivision of existing site and construction of a detached three-storey house on the side garden of the existing house together with the provision of a new vehicular entrance to serve the existing house; also alterations to the existing house including removal of the existing side patio door and the replacement of an existing front window by a new patio door and all other necessary associated site and development works at 2A, Durham Road, Sandymount, 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

1. Having regard to the established pattern of development in the vicinity, it is considered that the proposed development, by reason of the excessive scale and height of the dwellinghouse, the lack of sufficient usable private open space for both the existing house at number 2a and the proposed dwelling, and by reason of the proximity of the proposed dwellinghouse to adjoining residential properties, would be visually incongruous and be out of character with the existing pattern of development in the area, and of the streetscape, would result in overlooking of neighbouring properties and present an overbearing form of development, and as a result, would seriously injure the amenities of the area and of properties in the vicinity. The proposed development is considered to be overdevelopment of a restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed new vehicular entrance, on a bend in the road with restricted visibility, it is considered that the proposed development would endanger public safety by reason of traffic hazard.

Stephen Bohan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.