

Board Order ABP-301878-18

Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2606/18

APPEAL by Gary Murtagh care of Ceardean Limited of D8 Studios, 9 Dolphins Barn, South Circular Road, Dublin against the decision made on the 21st day of May, 2018 by Dublin City Council to refuse permission to the said Gary Murtagh.

Proposed Development Demolition of existing established single storey residential unit and the construction of two-storey dwelling with amended landscaping and new garden railings and associated site works, all at the rear of 58 Saint Alphonsus Road, with frontage onto Saint Brigid's Road, Drumcondra, 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 prominent location of the site within the streetscape and the breaking of the established building line of Saint Brigid's Road Upper at first floor level, it is considered that the proposed dwelling, by reason of its position on site, design and scale, would be visually obtrusive, would constitute an incongruous form of development on the streetscape and would, therefore, seriously injure the amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.

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