



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1171/18

APPEAL by Oisín Crotty of 86 Bulfin Road, Inchicore, Dublin against the decision made on the 25th day of May, 2018 by Dublin City Council to refuse permission.

Proposed Development: Construction of a single storey extension to the rear including all associated works at 86 Bulfin Road, Inchicore, 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 limited size of the site and the scale of the development proposed, in particular the length and height of the southern aspect, and its seriously inadequate provision of private open space for the proposed occupants of the dwelling, it is considered that the proposed development would be an inappropriate form of development at this location and would represent significant overdevelopment of this constrained site and would have an overbearing impact on existing rooms to the rear of the adjoining dwellings. The proposed extension would, therefore, be contrary to Section 16 and Appendix 17 of the Dublin City Development Plan 2016-2022 and would 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.