



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2636/18

APPEAL by Elizabeth Donovan of 46 Ard Righ Road, Stoneybatter, Dublin against the decision made on the 24th day of May, 2018 by Dublin City Council to grant subject to conditions a permission to Kathleen McGoldrick care of Shane O'Neill Architects of Ballyknockan, Blessington, County Wicklow.

Proposed Development Renovation and extension of the existing two-storey terraced dwelling house (45 square metres) to include the demolition of the existing outhouse and construction of a new two-storey extension (20 square metres) to the rear and associated drainage works. Two number "velux" windows are also proposed to the rear of the existing house. All at 13 Viking Road, Stoneybatter, Dublin 7.

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 zoning objective for the area, as set out in the Dublin City Development Plan 2016-2022, the pattern of development in the area, the limited size of the site, the nature, scale and design of the proposed extension and the form, character and design of the existing building on the site, it is considered that the proposed development would constitute overdevelopment of the site and would be unduly overbearing on neighbouring residential property. Furthermore, the proposed development would give rise to overshadowing, be visually incongruous and would, therefore, detract from the character and visual amenity of this residential conservation area. Accordingly, the proposed development would seriously injure the amenities of property in the vicinity and would result in an undesirable precedent for such development. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.