



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2651/18**

**APPEAL** by John McKenna care of Robert Kenny of Townley Hall, Drogheda, County Louth against the decision made on the 24<sup>th</sup> day of May, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** Construction of a three-storey house with roof terrace and domestic garage at ground floor level to the rear of number 68 Seville Place, Dublin, adjacent to number 1 First Avenue, 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 existing character and the prevailing pattern of development along First Avenue, and to the “Z2” zoning applicable to the surrounding area where the objective is “to protect and/or improve the amenities of residential conservation areas”, it is considered that the proposed development, by reason of its height, massing and design, would be out of scale and out of place at the end of the terrace, and would seriously detract from the architectural character, uniformity and setting of the streetscape generally. 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.

---

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

**Dated this            day of            2018.**