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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1225/18**

**APPEAL** by Stacey Doolan care of Aidan Bracken Building Design of Clonshanny, Clara, County Offaly against the decision made on the 3<sup>rd</sup> day of July, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of the first floor, insofar as is complete, of an existing two-storey extension to an existing end terraced dwelling house. The ground floor has been granted permission under planning register reference number WEB1563/17. Permission is sought to strip back the existing tile roof of the first floor extension, to eliminate overhanging fascia and soffit that face residential properties and replace with a soft grey metal roof and guttering along with all associated site development works at Number 2 Melrose Court, 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 its scale, height, proximity and orientation, it is considered that the development proposed to be retained, and as revised in the appeal submission, would have a significant negative impact on the amenities of Number 3 and Number 4 Melrose Court in terms of overbearing and overshadowing/loss of sunlight. The development proposed to be retained would seriously injure the residential amenities of these dwellings and the visual amenities of the surrounding area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the development proposed to be retained, and as revised in the appeal submission, would cause an unacceptable level of overshadowing and deprivation of sunlight to the north-facing rear garden of the adjoining dwelling

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**John Connolly**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**