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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2976/18**

**APPEAL** by Thomas and Margaret Griffin care of Plantech of Unit 1, Office 23 North Park, Exit 5 (M50), Dublin against the decision made on the 4<sup>th</sup> day of July, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** (1) A new single-storey one-bedroom family apartment to be located to the rear garden and connected to the main dwelling. (2) Internal remodel and upgrade of ground floor of existing dwelling to suit the new proposed layouts. All drainage, structural and associated site works to be implemented at 177 Ballygall Parade, Finglas East, 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**

The proposed development, would have a significant overbearing impact on adjoining occupiers at 175 and 179 Ballygall Parade by reason of its scale and design, would represent overdevelopment of the site, providing a cramped form of development which would be out of character with the established pattern of development in the area and would fail to provide an adequate standard of residential amenities for future occupiers of the extended dwelling. It is considered, therefore, that the proposed development would, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and would 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 concurred with the view of the Planning Authority, and further considered that the quantum and quality of private open space proposed would be inadequate, and would seriously injure residential amenities.

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**Michelle Fagan**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2018.**