



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3028/18

APPEAL by Robert Ardiffe and Louisa Carroll care of Peter Keenahan of 3 High Road, Kilmainham Lane, Dublin against the decision made on the 10th day of July, 2018 by Dublin City Council to refuse permission.

Proposed Development: Demolition of the existing single-storey dwelling and the construction of a replacement four-storey house with balconies to front and rear, together with associated site works at 3 Millbrook Terrace, Kilmainham, 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 location of the site at the end of a terrace of single-storey dwellings in an area designated as a conservation area in the current Dublin City Development Plan, it is considered that the proposed replacement dwelling by reason of its height, scale and design would constitute overdevelopment of the site, would detract from the character and distinctiveness of the area, would seriously injure the residential amenities of property in the vicinity by reason of overlooking and overshadowing and would set an undesirable precedent. The proposed development, would therefore, contravene materially the zoning objective for the area and policy CHC4 of the said Development Plan and 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.