



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3138/18

APPEAL by Geraldine Heavey care of Green Design Build of 142 Upper Leeson Street, Dublin against the decision made on the 24th day of July, 2018 by Dublin City Council to refuse permission.

Proposed Development: Alterations to existing semi-detached house to side and rear, associated works, new vehicular access to front and new two-storey and in part three-storey detached house to side and rear at 98 Kilmore Road, Artane, 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 restricted nature and prominent location of this site, it is considered that the proposed dwelling, by reason of its scale, form and design would constitute overdevelopment of a limited site area, would be visually obtrusive on the streetscape of Kilmore Road, would be overbearing on neighbouring properties particularly 100 Kilmore Road, would result in substandard internal floor areas and inadequate quality private amenity space for future residents. The proposed development would also be contrary to the provisions of the current Development Plan for the area, including policy QH1 and zoning objective Z1 in relation to housing and residential amenity. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.