



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1263/18

APPEAL by Pauline and Ronan O'Connell care of Sheridan Woods of 14 Baggot Street Lower, Dublin against the decision made on the 25th day of July, 2018 by Dublin City Council to refuse permission to Pauline and Ronan O'Connell.

Proposed Development: Demolition of garage and construction of two-storey detached three-bedroom house with pitched roof and all associated site works to side/rear of number 39 Saint Kevin's Park with access via existing avenue and existing western gates at 39 Saint Kevin's Park, Dartry, 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

It is considered that the proposed development, by reason of scale, roof form and siting on this side garden/corner site would be out of character with the pattern of development in the area, would adversely impact the surrounding residential conservation area and would set an undesirable precedent for similar backland development. Furthermore, the Bord was not satisfied that the proposed development would integrate with other dwellings in the vicinity. It is considered that the proposed development would, therefore, seriously injure the amenities and depreciate the value of residential properties in the vicinity and would be contrary to relevant provisions of the Dublin City Development Plan 2016-2022 and the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2018.