



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1298/18

APPEAL by John Devine and Lyndsey O'Connell care of Architectural Farm of 149 Francis Street, Dublin against the decision made on the 13th day of August, 2018 by Dublin City Council to refuse permission for the proposed development.

Proposed Development

Construction of a new two storey, detached dwelling to the side and rear of existing dwelling, minor alterations to existing dwelling, demolition of existing detached garage, solar panels to proposed dwelling, relocation of existing vehicular entrance and the provision of a new vehicular entrance from Kincora Road to serve proposed dwelling and all associated site works.

200 Kincora Road, Clontarf, 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

1. Having regard to the location of the site within the curtilage of an existing house, the overall configuration of the site and its restricted width, it is considered that the proposed development would result in a dwelling house which would afford a poor level of residential amenity to the future occupants of the proposed house arising from poor daylight and sunlight penetration to the habitable rooms on the ground floor. Furthermore, the proposed development would adversely impact on the residential amenities of the existing dwelling arising from a significant reduction in the quantum of private open space available to the house and overshadowing of its western gable and loss of daylight/sunlight to a living room. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed development, which results in a narrow block design, would be inconsistent and out of character with the established form of development in the area and would, therefore, be contrary to Policy QH 22 of the current development plan for the area, which seeks to ensure that new housing close to existing houses has regard to the character and scale of the existing house. The proposed development would, therefore, 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 2019.