



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1304/18

APPEAL by Muireann and Ciaran McAteer care of Future Analytics of 23 Fitzwilliam Square (South) against the decision made on the 16th day of August, 2018 by Dublin City Council to refuse permission.

Proposed Development: Construction of a second floor extension consisting of an additional bedroom, a shower room and a store room making a three-storey house from the existing two-storey detached dwelling, the re-location of two bedrooms from the first floor and replacement of these two rooms with a sitting room at this level incorporating a bay window, a two-storey side extension providing a new entrance, a single storey extension to the rear to incorporate a downstairs w.c., all with associated elevation alterations and associated site works at Stonelodge, Garville Drive, Rathgar, 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 zoning objective Z2 “to protect and/or improve the amenities of Residential Conservation Areas”, as set out in the Dublin City Development Plan 2016-2022, to the character of the existing dwelling and to the established pattern, scale and architectural character of the area, it is considered that the proposed extension, by reason of its scale would be visually obtrusive, would be unduly overbearing when viewed from adjoining properties and would set an undesirable precedent for similar type development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.