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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3490/18**

**APPEAL** by Thomas Horan care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 4<sup>th</sup> day of September, 2018 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of the construction of side and rear extensions as per previous permission granted under planning register reference number 2763/07/x1, including modifications to front elevations and works to accommodate the conversion of attic space to habitable space including all associated service connections and site works all at 80 and 82, Naas Road, 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 development proposed for retention would involve the retention of unauthorised works, both internally and externally to the permission granted under planning register reference number 2763/07 and its extension of duration planning register reference number 2763/07/x1 and would be contrary to condition number 1 of that permission. It is considered that the proposed side extensions represent a substandard level of amenity and the combination of the substandard design of the front elevation and the garden and parking area would seriously injure the amenities of the area. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2018.**