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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4065/18**

**APPEAL** by Angela Brown care of Plantech Building Design and Technical Drawing Services of 721 Northwest Business Park, Ballycoolin, Dublin against the decision made on the 23<sup>rd</sup> day of November, 2018 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Retention permission for (1) a single storey timber shed structure to the rear of the site for multipurpose use including recreation, storage, play area and WC and (2) all drainage, structural and associated site works to be implemented at 2 Barry Drive, Finglas West, 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 limited size of the site and the scale of development proposed to be retained, it is considered that the proposed development to be retained would result in an unsatisfactory standard of residential amenity for future and existing occupants of the house and result in overdevelopment of the site by reason of inadequate provision of good quality open space. The proposed development for retention would, therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the proposed development to be retained would represent overdevelopment of the site, provide a cramped form of development which is out of character with the established pattern of development in the area and would also fail to provide an adequate standard of amenity for occupiers of the extended dwelling.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2019.**