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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3361/18**

**APPEAL** by Theo and Gen Costello of 49 Howth Road, Clontarf, Dublin against the decision made on the 27<sup>th</sup> day of November, 2018 by Dublin City Council to grant subject to conditions a permission to Gary Costello care of Kevin J. Hamell and Associates of D5 Swords Enterprise Park, Feltrim Road, Swords, County Dublin.

**Proposed Development:** Removal of existing boundary wall, gates and shed fronting Charlemont Lane and the construction of four number three-storey dwellings all at site at rear of numbers 47 and 49 Howth 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**

Having regard to the emerging built form and character of the “mews” lane comprising predominately of two-storey structures, and to the location of the site within an area zoned “Z2” where the objective is “to protect and improve the amenities of residential conservation areas”, it is considered that the proposed dwellings, by reason of their height, design and combined bulk, would form an obtrusive feature on the laneway that would be injurious to the visual amenities of the residential conservation area. The proposed development would, therefore, set an undesirable precedent for similar type development and would 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            2019.**