



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4351/18

APPEAL by Andrea Free care of JAM Architecture Limited of 50-56 Merrion Road, Ballsbridge, Dublin against the decision made on the 11th day of January, 2019 by Dublin City Council to refuse permission to the said Andrea Free.

Proposed Development: Residential development consisting of demolition of a four bedroom, two-storey derelict house (total floor area of 192 square metres) and construction of five number residential units consisting of two number four bedroom three-storey semi-detached houses facing Orwell Road with terrace balconies to the front at second floor level (houses 1 and 2 only) and three number three bedroom three-storey terraced houses accessed from Washerwoman's Lane with balconies to the rear at first floor level (houses 3, 4 and 5 only) including the permanent closure of vehicular access on Orwell Road and retaining vehicular access on Washerwoman's Lane to include five number car parking spaces, five number bicycle spaces and all associated landscaping and infrastructural works; all at site, area of approximately 0.0694 hectares, 31 Orwell Road and Washerwoman's Lane, 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 pattern of development in the area and taking account of the scale, mass and design layout of the proposed development, it is considered that the proposed development would be excessive in scale and size, would have a significant overbearing impact and give rise to excessive overlooking of the adjoining properties along the southern boundary of the site at Stratford Haven. The proposed development would seriously injure the residential amenities in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.