



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4579/18

APPEAL by Pat Lynch care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 12th day of February, 2019 by Dublin City Council to refuse permission.

Proposed Development: Demolition of a single-storey industrial building accommodating a vehicle repair garage at the rear (southwest) of an existing two-storey two-bedroom dwelling (to be maintained) and construction of a new residential five-storey building providing five number new apartments comprising one number one-bed and four number two-bed units, all with private balconies facing southeast and ancillary services at 8-9 Hagan's Court, Lower Baggot Street, 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

1. The proposed two-bed units do not meet the minimum floor area requirements as set out in Specific Planning Policy Requirement 3 of ‘Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities’ issued by the Department of Housing, Planning and Local Government in March 2018. The proposed development would, therefore, provide sub-standard residential amenity for future occupiers of the proposed development and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the height, scale, bulk and massing of the proposed development on a restricted site and to the existing character and prevailing pattern of development in the area, the proposed development would appear as an overbearing structure with a detrimental impact on the character and streetscape of Hagan’s Court. The proposed development would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.