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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3329/18**

**APPEAL** by Padraic Campbell care of Olga Keenan Architects of Braemor Drive, Churchtown, Dublin against the decision made on the 11<sup>th</sup> day of March, 2019 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of 1<sup>st</sup> floor rear extension at 4 Jones's Road, Drumcondra, 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 inadequate provision of internal living areas, the inadequate provision of private amenity space and the absence of storage area for the extended apartment number 4, and also having regard to the restricted size of the site, it is considered that the development proposed to be retained would provide a substandard quality of residential accommodation and environment for the occupants of apartment number 4, would be contrary to policies QH18 and QH19 of the Dublin City Development Plan 2016-2022, which seek to promote the provision of high-quality apartments and to promote the optimum quality and supply of apartments, and would set an undesirable precedent for similar type development in the vicinity. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**