



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2105/19

APPEAL by Seán and Patricia Manton of 2 Foxfield Lawn, Raheny, Dublin against the decision made on the 19th day of March, 2019 by Dublin City Council to refuse permission.

Proposed Development: A three bedroom two-storey detached house with pitched roof over with a converted attic space for study and single storey attached rear room with flat roof over for extended living accommodation. A new vehicular access to front with dropped kerb together with all on-site services and utilities. Demolition of existing garage on plot. All on a plot adjacent 2 Foxfield Lawn, Raheny, 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 and design of development in the area, it is considered that the proposed dormer dwelling by reason of its design and location would be visually prominent and visually obtrusive in the streetscape as viewed from both Foxfield Lawn and Foxfield Park. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the provisions of the Dublin City Development Plan 2016-2022 in respect of its policies for quality housing as set out in QH 22 – ‘To ensure that new housing development close to existing houses has regard to the character and scale of the existing houses unless there are strong design reasons for doing otherwise’ and section 16.10.9 regarding corner site development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.