



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2236/19

APPEAL by Morgan Crowe and Brid Large care of Architects Workshop of Suite 1, 20 Harcourt Street, Dublin against the decision made on the 3rd day of April, 2019 by Dublin City Council to refuse permission.

Proposed Development: Change of use to part ground floor rear store room and stairwell of 72.5 square metres and change of use to part first floor salon/offices of 104 square metres to create two number residential units (one number two-bedroom duplex of 91 square metres and one number one-bedroom first floor apartment of 56 square metres) with new external first floor terrace, remodelling of existing elevations, additional security lighting and new doors and windows at 175 Kimmage Road Lower, Kimmage, 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

It is considered that the proposed change of use to residential development, would result in substandard residential amenity by reference to poor quality layout and daylight/sunlight penetration at ground floor level; poor layout and disposition of private open space provision, including adjacency to a narrow shared laneway which serves separate commercial uses with consequent potential noise and related adverse impact, both for the ground floor and first floor open space areas; reliance for Unit A, on access via the narrow shared laneway described above. It is considered that the proposed development would result in a substandard level of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019