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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2251/19**

**APPEAL** by Breffni O'Flaherty and Mary-Jane O'Flaherty care of Diarmuid Kelly of Sky Business Park, 57 Clontarf Road, Clontarf, Dublin against the decision made on the 8<sup>th</sup> day of April, 2019 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of existing kitchen extension to the side of 30 Curlew Road, creation of new kitchen/dining extension to rear of 30 Curlew Road, subdivision of the corner site into sites for two separate dwellings, with separate private open spaces, relocation of existing vehicular entrance and off-street parking, creation of additional vehicular entrance and off-street parking for new dwelling, creation of new semi-detached dwelling comprising kitchen, dining, living and WC spaces at ground floor level, two double bedrooms, storage and bathroom at first floor level, with windows to front, boundary treatments to create private open space for new dwelling at front, bin storage enclosures and associated site works at 30 Curlew Road, Drimnagh, 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 restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development, by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in inadequate and unsatisfactory open space, would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would set an undesirable precedent for the development of corner sites in the immediate and wider area. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this                      day of                      2019.**