



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2798/19

APPEAL by Eric Byrne care of Phelim Byrne of 6 Malahide Road, Clontarf, Dublin against the decision made on the 11th day of June, 2019 by Dublin City Council to refuse permission.

Proposed Development: The sub-division of the already approved undeveloped house site as per planning register reference number 2374/13/x1 to provide one single storey detached two-bedroom bungalow adjoining the approved unbuilt house in the side/corner garden with new vehicular access off Edenmore Avenue and all associated works. All at 40 Edenmore Avenue, 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 design, form and layout of the proposed development and its location on an exposed corner site, the Board considered that the proposed development would result in an incongruous form of development which would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.