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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2695/19**

**APPEAL** by Paula Good of 12 Vernon Grove, Clontarf, Dublin against the decision made on the 30<sup>th</sup> day of May, 2019 by Dublin City Council to refuse permission.

**Proposed Development:** A two-storey two bedroom dwellinghouse attached to the side with existing pedestrian access at the corner with Vernon Gardens as its front pedestrian entrance gate, a new pedestrian garden gate on Vernon Gardens, two metres high capped garden walls including raising part of existing garden wall fronting onto Vernon Gardens to two metres, with house accommodation to include accessible attic space with dormer at rear and extended ground floor into rear garden plus new private drain and relocated foul drain connection for both existing and new dwellings, front vehicular access to existing dwelling and associated site and alteration works. All at 12 Vernon Grove, Clontarf, 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**

The proposed development, by reason of its design and layout, fails to fully comply with the residential quality standards set out in Section 16.10.2 of the Dublin City Development Plan 2016-2022 and Section 5.3 of the 'Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes, Sustaining Communities', issued by the Department of the Environment, Heritage and Local Government in 2007. The proposed development would, therefore, constitute a substandard form of residential development and would be contrary to Policy QH21 of the Dublin City Development Plan 2016-2022, which seeks to ensure that new houses provide for the needs of family accommodation with a satisfactory level of residential amenity, in accordance with the standards for residential accommodation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2019.**