



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2825/19

APPEAL by Deirdre O'Mahony and Tomás Ó Dubhda care of F + D Studio Architects of 43 Downpatrick Road, Dublin against the decision made on the 17th day of June, 2019 by Dublin City Council to refuse permission.

Proposed Development: A single storey extension to the rear of the existing dwelling and all associated site, landscaping works and services at number 26 Malone Gardens, Bath Avenue, Sandymount, 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 site size and configuration, it is considered that the proposed extension, in addition to the existing extension, is overdevelopment, resulting in a deficient quantum and quality of private open space provision lacking in access to sunlight. As a result, the proposed development would be substandard having regard to attainable residential potential and would seriously injure the residential amenities of the dwelling for its occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Stephen Bohan

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

Dated this day of 2019