



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2809/19

APPEAL by Tony and Ursula Duffy care of Phelim J. Byrne of 6 Malahide Road, Clontarf, Dublin and by others against the decision made on the 14th day of August, 2019 by Dublin City Council to grant subject to conditions a permission to Thomas A. Menton care of PCOT Architects of 106B Pembroke Road, Ballsbridge, Dublin.

Proposed Development: A new two-storey two-bedroom detached dwelling with new vehicular entrance and driveway at a site to the rear of 38 and 40 Rathdown Park, Terenure, 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 site of the proposed development is located within a designated Residential Conservation Area to which the zoning objective Z2 of the Dublin City Development Plan 2016-2022 applies. Having regard to the restricted size of the site, it is considered that the proposed development would seriously injure the visual character and architectural coherence of this Residential Conservation Area and would be contrary to the said zoning objective set out in the development plan. The proposed development would, therefore, 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 2020.