



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3280/19

Appeal by Mark Ryan and Fiona Fair care of Bright Design Architects of 4 Seafield Park, Booterstown, County Dublin against the decision made on the 9th day of August, 2019 by Dublin City Council to refuse permission.

Proposed Development: Construction of a new two-storey one bedroom dwelling. Alterations to existing boundary walls including new pedestrian entrance from Lindsay Road. New connections to the public drainage system. All associated site, landscaping and ancillary works at 18, Upper Saint Columba's Road, Drumcondra, 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 narrow width, shallow depth and orientation of the application site, to the proposed positioning of a two-storey dwelling on the party boundary with number 16 Saint Columba's Road Upper which is positioned due north of the site, and to the inadequate quantum of private open space proposed to serve the existing dwelling, it is considered that the proposed development would seriously injure the residential amenities of property in the vicinity by reason of overbearing and overshadowing, and of the existing dwelling on the site by reason of an inadequate quantum of private open space, and would constitute over-development of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

John Connolly

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

Dated this day of 2019.