



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3338/19

APPEAL by Peter Ryan care of Paul Redmond Architectural Services Limited of 50 River Forest View, Leixlip, County Kildare against the decision made on the 19th day of August, 2019 by Dublin City Council to refuse permission.

Proposed Development: Extension to and retention of change of use from workshop to habitable unit with all associated site and drainage works at the rear of 35 Balfe Road, Walkinstown, 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 location and limited size of the site, the design and layout of the development for which retention is sought, and to the works proposed, it is considered that the development would result in an unsatisfactory standard of residential amenity both for future occupants of the proposed development and the occupants of number 35 Balfe Road, and would set an undesirable precedent for similar developments. The development for which retention is sought and 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.