



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1395/19

APPEAL by Martin and Tracey Grehan care of Michael Halligan Planning Consultants of Seapoint House, Balbriggan, County Dublin against the decision made on the 2nd day of September, 2019 by Dublin City Council to refuse permission.

Proposed Development: Retention permission for the following: (i) The reconstruction, reconfiguration and extension (additional 26.1 square metres) to the existing detached residential mews structure to the rear of the property. (ii) The erection of a single storey 6.2 square metre masonry shed structure in the rear garden of the existing dwelling, (iii) The erection of a 2.3 metre high wall between the existing semi-detached dwelling and the detached mews to the rear, all to 57 Hollybrook Road, 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

It is considered that the development, for which retention permission is sought, by reason of the restricted laneway access, the inappropriate subdivision of the overall site and the inadequate qualitative and quantitative provision of private open space, would conflict with the provisions of Section 16.10.16 of the Dublin City Development Plan 2016-2022 in relation to mews dwellings and would constitute a substandard form of development on a restricted site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Prendergast
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020