



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3747/19

APPEAL by Pearce O'Hanlon of 95a Cromcastle Road, Kilmore, Dublin against the decision made on the 8th day of October, 2019 by Dublin City Council to refuse permission to the said Pearce O'Hanlon.

Proposed Development New ground floor only extension to the front/side of the existing house and all ancillary works, all at 95A Cromcastle Road, Coolock, 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 a requirement under section 16.10.12 of the Dublin City Development Plan 2016-2022 that residential extensions achieve a high standard of design and avoid an adverse impact on the scale and character of the dwelling house. Having regard to the detailed design of the proposed development including the 2.5 metres projection forward of the front building line and the gable fronted design, it is considered that the proposed extension would be out of character with the scale and form of the house and the streetscape and would be incongruous and visually obtrusive on this restricted and prominent site. The proposed development would, therefore, be contrary to the provisions of the Development Plan and 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.