



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2367/19

APPEAL by Kathleen Doyle and others of Orchard House, Orchard Road, Clontarf, Dublin against the decision made on the 20th day of September, 2019 by Dublin City Council to grant subject to conditions a permission to Martin Grehan care of Stephen Molloy Architects of 12 Saint Brigid's Shopping Centre, Main Street, Blanchardstown, Dublin.

Proposed Development: Demolition of two number existing single storey domestic garages/outhouses to the rear garden areas of both numbers 50 and 52 Clonliffe Road and the construction of two number two bedroomed, two-storey, semi-detached mews dwellings on the same site, fronting onto the laneway behind and siding onto Orchard Road to include associated site development works and services connections. Works to include pedestrian access gates to the garden areas to the side of House 1 onto Orchard Road and for House 2 from the laneway behind. All at numbers 50 and 52 Clonliffe Road, 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 site location and its proximity to separate adjoining residential properties, the Board considered that the proposed development would seriously injure the amenities of the area, including property in the vicinity, by reason of overbearance. In addition, it is considered that the provision of two dwelling units would constitute overdevelopment of this tight back-land site.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the specific form and layout of the proposed two dwelling units were inappropriate on this constrained site.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.