



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3627/19

APPEAL by John Cullen and Charles Cullen of 2 Rafter's Road, Drimnagh, Dublin against the decision made on the 20th day of September, 2019 by Dublin City Council to grant subject to conditions a permission to Rafter's Electrical Limited care of A.J. Whittaker and Associates of 55 Ludford Drive, Ballinteer, Dublin.

Proposed Development: Two number semi-detached two bedroom bungalows with attic bedroom and rooflights to front and all associated site works on site to the rear of 1 Rafter's Road, Drimnagh, 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

1. Having regard to the pattern of development in the area, it is considered that the proposed development would represent piecemeal development which would result in significant adverse impact on the amenities and value of existing dwellings in the area by reason of the noise and disturbance attributable to the proposal of an access road along the side and rear of the existing dwelling to shared parking, proximity to site boundaries, poor amenity potential for the internal main living accommodation for the proposed dwellings and rear private open space provision for the existing and proposed dwellings, due to poor configuration and outlook and lack of access to sunlight. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would be contrary to Policy Objective 16.10.8 of the Dublin City Development Plan 2016-2022, would seriously injure the residential amenities of the existing and adjoining properties and the residential amenities for the future occupants, would seriously injure the visual amenities and character of development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.