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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3842/19**

**APPEAL** by Simon Carthy care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 15<sup>th</sup> day of October, 2019 by Dublin City Council to refuse permission.

**Proposed Development:** (a) Demolition of existing rear return at ground floor level and alterations/reconfiguration of remaining ground and first floor levels with associated services and insulation including: (i) replacement of existing roof and raising of same by 150 millimetres to new ridge height level of 9.75 metres AOD, (ii) raising of existing ground floor level by 150 millimetres, (iii) alteration to location/height of first floor window opening and replacement of existing windows and entrance door with new on front (south-facing) elevation, (iv) alteration to location/height of ground and first floor window openings, removal of first floor landing window opening, widening of existing ground floor door opening (now external) and replacement of existing windows and door with new on rear (north-facing) elevation, (v) replacement of existing windows on western elevation, (vi) replacement of existing first floor window and alteration to location/height of existing ground floor (glass-block) window opening on eastern elevation and provision of new window to same and, provision of new rooflight over proposed stairwell and (vii) new replacement vehicular gate off rear laneway and (b) change of use from

existing public house to short-stay tourist accommodation. The development includes all associated ancillary works, including boundary treatment, necessary to complete the development. All at 1 Fairview, 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**

The site of the proposed development is located in an area for which the stated zoning objective in the current Dublin City Development Plan is 'to provide for and improve mixed service facilities', is situated between two commercial developments and the building contains windows which overlook the adjacent sites and which are to be retained. Having regard to the size and configuration of this restricted site, the nature of the intended use for short-term letting and the fenestration, the Board considered that the proposed development would constitute a form of development which would be out of character with the area, would result in increased overlooking of the adjacent properties and would provide a substandard level of residential amenities for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**