



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3878/19

APPEAL by Celine McCormack care of Simon Whelan of 17 Gilford Avenue, Sandymount, Dublin against the decision made on the 17th day of October, 2019 by Dublin City Council to refuse permission to the said Celine McCormack.

Proposed Development: First floor extension over existing single storey element to side/rear of existing dwelling and internal modifications to provide two additional bedrooms and all associated site works at 392 Le Fanu Road, Ballyfermot, 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 Board considered that the proposed development, by reason of the depth, at two-storey level, beyond the rear building line of the original house is excessive in proportion to the original dwelling and constitutes overdevelopment. Furthermore, having regard to the proximity to the party boundary with the adjoining property to the north, the proposed development, by reason of mass and height, would be overbearing and would overshadow the rear elevation windows at ground floor level and the rear garden of the adjoining property to the north side. The proposed development would constitute overdevelopment, would seriously injure the residential amenities of the adjoining property, would depreciate its value and, would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.