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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1519/19**

**APPEAL** by Derrol O'Neill of 17 Drumalee Road, North Circular Road, Dublin against the decision made on the 23<sup>rd</sup> day of October, 2019 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** The demolition of existing single storey commercial building (47 square metres) and construction of a part single storey, part two storey, one bedroom detached dwelling (66 square metres) and all associated site works at 179C Cabra Road (accessed off Quarry Road), Cabra, 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 proposed development by virtue of its form, layout and design, immediate proximity to the west (front) site boundary and forward of the established building line, would be highly prominent and visually obtrusive to the detriment of the amenities and character of the surrounding area and would be contrary to the provisions of Section 16.2.1 – ‘Design Principles’ and 16.10.10 – ‘Infill Housing’ of the Dublin City Development Plan 2016-2022, which requires that such development proposals should have regard to the character of adjacent buildings, the spaces around and between them and the character and appearance of the local area. The proposed development would, therefore, by itself and by the precedent it would set for other development, seriously injure the amenities of property in the vicinity, would be contrary to the provisions of the Dublin City Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the provisions of the Dublin City Development Plan 2016-2022 and to the layout and design of the proposed development, it is considered that the proposed development would provide inadequate and poor quality private amenity space, would constitute overdevelopment of this restricted site and would seriously injure the residential amenities of future occupants of the house and would be contrary to Policy QH21 of the Dublin City Development Plan 2016-2022, which seeks to ensure that new houses provide for the needs of family accommodation with a satisfactory level of residential amenity, in accordance with the standards for residential accommodation. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Maria FitzGerald**

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

**Dated this            day of            2020.**