



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1148/19

APPEAL by John and Lida Hughes of 37 Yellow Road, Whitehall, Dublin against the decision made on the 2nd day of December, 2019 by Dublin City Council to refuse permission.

Proposed Development: (a) Retention of the two-storey extension to rear of the existing dwelling. (b) Planning permission for replacement of the roof on the rear extension to match the roof on the main dwelling. All at 37 Yellow Road, Beaumont, 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 design, excessive scale and depth of projection of the rear extension at first floor level that is proposed to be retained, combined with the presence of two large outbuildings within the rear garden, it is considered that the proposed development would result in an overly dominant and visually obtrusive feature which would be out of character with the established pattern of development in the area and would provide for an inadequate amount of private amenity space for the occupants of the dwelling, which would seriously injure the residential amenities of that property. The development proposed for retention and the proposed development would, therefore, conflict with the policies and objectives for domestic extensions as set out in the Dublin City Development Plan 2016-2022, and would not be in accordance with the proper planning and sustainable development of the area.

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

Dated this day of 2020.