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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4467/19**

**APPEAL** by Pat O’Ceallaigh care of Ciarán Mac Mathúna Architects of Unit 4, The Mews, Rear 128 Ranelagh Village, Dublin against the decision made on the 17<sup>th</sup> day of January, 2020 by Dublin City Council to refuse permission.

**Proposed Development:** (a) Construction of one number detached, two-storey, four-bedroom dwellinghouse with rear garden and patio, two-metre high rear (south-west) and side (south-east and north-west) timber boundary fencing, associated site works and drainage. (b) Provision of additional patio space to existing rear patio of number 35 Manor Street (A Protected Structure) in accordance with previously approved development, planning register reference number 1062/07 (An Bord Pleanála appeal reference number PL 29N.222665). All to the rear of number 35 Manor Street, off Shea’s Lane, Dublin (A Protected Structure).

**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 reason of its design, form and scale within the curtilage of a protected structure, is considered to be contrary to Policy CHC2 of the Dublin City Development Plan 2016-2022, which is to discourage any development which does not relate sensitively to and complement the special character of a Protected Structure. The proposed development would constitute a visually obtrusive form of development, would represent an overdevelopment of the subject site and would set a precedent for development which would be incompatible with the established character of the subject site and the local area. The proposed development would, therefore, be contrary to the provisions of the Dublin City Development Plan 2016-2022 and to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**