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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1515/19**

**APPEAL** by Sinead Murphy of 61 Raheny Park, Raheny, Dublin against the decision made on the 3<sup>rd</sup> day of February, 2020 by Dublin City Council to grant subject to conditions a permission to Bernard Somers care of Ross Somers of 26a Maywood Lawn, Raheny, Dublin.

**Proposed Development:** Construction of a three bedroom detached house with part single storey with pitched roofs at both ends with a part one and a half storey central section with a mansard roof along with two number car spaces, shared front entrance and associated site works on land adjacent to 26 Maywood Lawn, Raheny, 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**

It is considered that the proposed development, by reason of its bulk, form and disposition on this constrained corner site, would constitute overdevelopment of the site and seriously injure the amenities of future occupants of the proposed development and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that proximity of windows serving habitable rooms to the boundary wall and to the existing two-storey dwelling to the south, would produce a substandard form of development, by reason of overshadowing and impacts on privacy. Furthermore, it is considered that the layout of the driveway, and lack of available turning space on the site would endanger public safety by reason of traffic hazard.

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

**Dated this            day of            2020.**