



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4572/19

APPEAL by Stephen Kavanagh care of H2B Architects of 20 Moyview, Kildalkey, County Meath against the decision made on the 31st day of January, 2020 by Dublin City Council to refuse permission.

Proposed Development: Construction of a new single storey one bedroom detached house, located between front gardens of adjoining sites, services to connect to existing, existing entrance to be used, front boundary wall to be reduced in height to 900 millimetres and all associated site works, at 82 Casement Drive and 2a Plunkett Road, Finglas, 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 the restricted nature and prominent location of this corner site, it is considered that the proposed development, by reason of its layout relative to the building line of the neighbouring properties, would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to 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.