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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1721/19**

**APPEAL** by Niall Cafferty and Karoline Keane care of Mike McMahon of Unit 9, 1 Rufford Street, London, England against the decision made on the 11<sup>th</sup> day of February, 2020 by Dublin City Council to refuse permission to the said Niall Cafferty and Karoline Keane.

**Proposed Development** The development will consist of a new single storey extension including bin and bicycle store to the side of existing dwelling, alterations to front and rear ground floor elevations, new skylight to front of roof and all associated internal alterations, site, landscaping and ancillary works, all at 26 Auburn, Howth Road, Clontarf, 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 extension, by reason of its location, would be constructed within the permitted and designated landscaped strip which runs along the boundaries of the Auburn development and the neighbouring residential development of Castle Court, thereby infringing the side building line determined by An Bord Pleanála and would contravene condition number three of An Bord Pleanála's decision PL 29N.127748. It is considered that the proposed development, either by itself, or by the precedent it would set for similar development in this vicinity for the construction of extensions within a designated landscaped strip, would contravene a condition of the parent permission, the purpose of which is the protection of the residential amenity of adjacent dwellings and would seriously injure the residential amenities of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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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.**