



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4673/19

APPEAL by GRELIS Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 12th day of February, 2020 by Dublin City Council to refuse permission.

Proposed Development: Revisions and an extension to the detached residential dwelling permitted under An Bord Pleanála appeal reference number ABP-303192-18, planning register reference number 3378/18, which forms part of the residential development known as Hampton permitted under An Bord Pleanála appeal reference number PL 29N.246430, planning register reference number 4105/15. Permission is sought for a two-storey rear extension to now provide for a two-storey two bed detached dwelling in lieu of the permitted two-storey one bed detached dwelling. Permission is also sought for associated changes to the permitted elevations to accommodate the proposed extension including two number new double velux windows at first floor/roof level of the permitted dwelling and proposed extension in lieu of permitted rooflights and minor revisions to the permitted layout, garden and boundary walls of the permitted dwelling to accommodate the proposed extension, all on lands at the former Carmelite Convent of the Incarnation (Protected Structure reference: 3238), Hampton, Grace Park Road and Griffith Avenue, Drumcondra, 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 constrained nature of the proposed site, it is considered that the proposed development, by reason of the revised configuration of the northern site boundary would constitute overdevelopment of a restricted site which would seriously injure the residential amenities of Number 19 Hampton and the future occupants of the proposed development. In particular, it is considered that the revised boundary, which reduces the separate distance between Number 19 Hampton and the proposed development, would seriously injure the residential amenities of Number 19 Hampton, and would also result in a greater degree of overlooking of the private garden space of the proposed development from the first floor windows in the side elevation of Number 19 Hampton. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and would not provide a satisfactory level of residential amenity for future occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020