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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1753/19**

**APPEAL** by Colm Carvill of 57 Mount Prospect Grove, Clontarf, Dublin against the decision made on the 21<sup>st</sup> day of February, 2020 by Dublin City Council to refuse permission to Colm Carvill.

**Proposed Development** Construction of a new one-bedroom two-storey end of terrace house adjoining the existing house. Works will include demolition of adjoining garage to side of house and all associated siteworks, all at 57 Mount Prospect Grove, 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**

It is considered that the proposed development as an independent dwelling, would constitute a substandard form of development by reason of site layout including the substandard provision of private amenity space, inadequate provision for management of refuse, lack of on-site car parking and overall relationship with the existing house on site to which it is not interconnected, and would, therefore, seriously injure the residential amenities of both the existing and the proposed house and be contrary to the provisions of section 16.10.9 of the Dublin City Development Plan 2016 – 2022, which seeks to ensure that such development provides a satisfactory level of residential amenity. 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.**