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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4767/19**

**APPEAL** by Seamus and Geraldine McAnenly care of Kevin Campbell Architects of 22 Maybrook Mews, Pennyburn, Derry, Northern Ireland against the decision made on the 21<sup>st</sup> day of February, 2020 by Dublin City Council to refuse permission.

**Proposed Development:** Construction of a proposed detached two-storey, four bedroom house with attached double (two car parking spaces) garage, gardens, balcony and associated external works at the rear/side/corner of number 429 Griffith Avenue, Dublin and The Rise 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 nature and prominent location of this corner site and the proximity of adjoining properties, the Board considered that the proposed development, by reason of its scale, would constitute overdevelopment of the site and seriously insure the amenities of adjoining properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2020.**