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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2009/20**

**APPEAL** by Anne O'Neill care of Jova Planning Consultants, Boyerstown, Navan, County Meath against the decision made on the 27<sup>th</sup> day of February, 2020 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of existing single storey garage attached to the side of existing dwelling house with minor internal alterations and construction of two number two-storey dwelling houses (semi-detached) and all associated site development works at 9 Doon Avenue, 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**

1. The proposed residential development, located on a 'side garden', infill and corner site, with limited frontage, by reason of its design, scale, bulk and height, would constitute a visually discordant feature, out of character with the established pattern of residential development in the vicinity, and would set a precedent for further inappropriate development in the vicinity of the site. The proposed development would, by reason of visually overbearing, obtrusive and intrusive impact, seriously injure the visual amenities of the area, contrary to the relevant provisions of the Dublin City Development Plan 2016-2022, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the pattern of established residential development in the area and to the design and scale of development proposed, located on a 'side garden', infill and corner site, with limited frontage, it is considered that the two number two-storey semi-detached dwellinghouses proposed, by reason of the design, height, scale, bulk and proximity to site boundaries, would seriously injure the residential amenities of properties to the south and north particularly, by reason of overlooking, with consequent loss of privacy. The proposed development would, therefore, be contrary to the applicable 'Z1 – Sustainable Residential Neighbourhoods' zoning objective, and to the proper planning and sustainable development of the area.

3. Having regard to the limited size, and restrictive 'side garden', 'infill' and corner location of the application site, to the restricted vehicular access to the site, and to the scale of residential development proposed, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the proposed and existing houses, and result in overdevelopment of the site by reason of inadequate provision of sufficiently sized, good quality and usable onsite private open space and would pose a risk to pedestrian and traffic hazard. As proposed, the under provision of onsite private open space would be contrary to Section 16.10.2 of the Dublin City Development Plan 2016-2022, which specifies the provision of 60 square metres of rear 'private amenity space' for the proposed houses, and 50 square metres for the existing house respectively, as required for houses located in the 'Outer City'. The proposed development would, therefore, be contrary to the applicable 'Z1 – Sustainable Residential Neighbourhoods' zoning objective, and to the proper planning and sustainable development of the area.

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

**Dated this            day of            2021**