Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2280/20

APPEAL by Eamonn Bennett of 252 Glasnevin Avenue, Glasnevin, Dublin against the decision made on the 1st day of May, 2020 by Dublin City Council to refuse permission.

Proposed Development: Demolition of existing domestic storage shed/garage to rear garden and construction of a new single storey ancillary family member accommodation incorporating kitchen/dining living area, bedroom and bathroom adjoined to existing dwelling and all associated site works at 252 Glasnevin Avenue, Glasnevin, 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 scale, layout and functional relationship of the proposed development with the existing dwelling on the site and the planning history of the site, it is considered that the proposed development would be contrary to the established pattern of development in the area and to the provisions of Section 16.10.14 'Ancillary Family Accommodation' of the Dublin City Development Plan 2016-2022 which requires "the accommodation [be] integral with the original family house [and] shall remain as such when no longer occupied by a member of the family". The proposed development would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this   day of   2020.