



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2459/20

APPEAL by Covelo Developments Limited care of PCOT Architects of 57 Fitzwilliam Square North, Dublin against the decision made on the 24th day of June, 2020 by Dublin City Council to refuse permission.

Proposed Development: To amend a previously permitted development granted under An Bord Pleanála appeal reference number ABP-305207-19 (planning register reference number 2738/19) by adding an additional floor containing a family room, wc and store with recessed south facing terrace at third floor level of the permitted house. The proposal will increase the overall height of the proposed house from three-storey to four-storey, all with ancillary elevational changes and site works at a site to the rear and side of The Laurels, Number 54 Inchicore Road, Kilmainham, 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 location of the site within an area subject to the zoning objective Z1, which it is the policy 'to protect, provide and improve residential amenities' as set out in the Dublin City Development Plan 2016-2022 It is considered that the overall design and massing of the proposed additional fourth floor would adversely impact upon the visual and residential amenities of the established character of the adjoining Victorian terrace and the streetscape. 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