



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2474/20

APPEAL by Natalie Lynch care of Plantech Building Design and Technical Drawing Services of 721 Northwest Business Park, Ballycoolin, Dublin against the decision made on the 29th day of June, 2020 by Dublin City Council to refuse permission.

Proposed Development: 1. Retention of a two bedroom single storey detached family apartment (providing ancillary use to the main dwelling) located to the front and side garden of the main dwelling including full connections to the mains sewer, electrical, gas and water services. 2. Retention of the existing side and front boundary fence. All at 1A, Cromcastle Road, Kilmore, 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 limited size of the site and the scale and nature of development to be retained, the planning history of the site, the national guidance Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities issued by the Department of the Environment, Heritage and Local Government in 2007 and the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018 and Section 16.10.12 and Appendix 17 of Dublin City Development Plan 2016-2022, it is considered that the development to be retained would result in an unsatisfactory standard of residential accommodation for occupants of both the main house and the ancillary accommodation, by reasoning of the lack of open space and substandard floor areas, would result in overdevelopment of the site and would have a negative impact on the residential amenity of the existing dwelling and would set an undesirable precedent for similar developments in the vicinity. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2020.