



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1150/20

APPEAL by Aidan Flood care of Manahan Planners, Town Planning Consultants of 38 Dawson Street, Dublin against the decision made on the 2nd day of July, 2020 by Dublin City Council to refuse permission.

Proposed Development: a) the removal of part of existing wall, b) the construction of one number part single storey part two-storey detached dwelling house complete with front and rear gardens, c) new vehicular entrance and driveway from Lough Conn Road and d) all associated site works, at the site between 52 Drumfinn Road and 2 Lough Conn Road, Ballyfermot, 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. It is considered that the proposed development, by reason of its siting behind a boundary wall to the front garden of Number 2 Lough Conn Road and to the rear of lands not within the applicant's control would lead to haphazard, disorderly development that would be out of character with the established pattern of development of the area.
2. Having regard to the siting and proximity of the proposed development relative to the front and side amenity space of Number 2 Lough Conn Road, it is considered that the proposed development would have a negative impact on the residential amenity of Number 2 Lough Conn Road by virtue of overbearing, visual impact and intrusion. Furthermore, it is considered that the proposed private open space would significantly suffer from overlooking and subsequent loss of privacy from Number 52 Drumfinn Road. The proposed development would, therefore, be contrary to the zoning objective of the site which is to protect, provide and improve residential amenities as set out in the Dublin City Development Plan 2016-2022. As such the proposed development would be contrary to the proper planning and sustainable development of the area.

John Connolly
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2020