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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1315/20**

**APPEAL** by Colin Daly care of Robin Mandal Architects of The Courtyard, 40 Main Street, Blackrock, County Dublin against the decision made on the 21<sup>st</sup> day of July, 2020 by Dublin City Council to refuse permission.

**Proposed Development:** The provision of private open space through the construction of a terrace on the existing roof including an integrated stair at The Coach House, 1A Larch Grove, 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**

It is considered that the proposed terrace, by reason of its size and location at roof level/second floor and provision of direct line of sight into the private open space of numbers 82 and 84 Sandford Road, would seriously injure the residential amenity of these properties by reason of overlooking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

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

**Dated this            day of            2020.**