



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1535/20

APPEAL by Stephan Treacy care of Future Analytics of 23 Fitzwilliam Square (South), Dublin against the decision made on the 30th day of September, 2020 by Dublin City Council to refuse permission.

Proposed Development: Retention and permission for development comprising change of use of a single storey shed/outhouse building at the rear of the garden and bounding the rear laneway to use as a single storey residential ancillary family accommodation (with two number bedrooms) with associated minor internal layout changes, elevational changes and site works at 142 Ratoath Estate, Cabra, 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 nature and layout of the proposed development and the development proposed for retention, and to the provisions of the Dublin City Development Plan 2016-2022, it is considered that the proposed development and the development proposed to be retained would constitute a haphazard form of development which would fail to comply with the provisions of section 16.10.14 of the development plan relating to ancillary family accommodation, as a valid case has not been set out for the ancillary family accommodation to accommodate immediate family members from the host house, as the layout of the proposed ancillary family accommodation would not have direct connectivity to the remainder of the host house, as it would not have scope to be re-integrated as accommodation in the host house and as there would be potential for the accommodation to be served by an independent access off the rear lane.

The proposed development and the development proposed to be retained would set an undesirable precedent for further such developments in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2021.