



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3219/20

APPEAL by Rita Brennan care of Tyler Owens Architects of The Mash House, Distillery Road against the decision made on the 14th day of October, 2020 by Dublin City Council to refuse permission.

Proposed Development: The development will consist of the construction of a part single, part two-storey, pitched roof extension to the front (north-facing), and side (west-facing) elevations of the existing two-storey, three-bedroom, end of terrace dwelling, including alterations to all elevations. Other works as part of development include SuDS drainage; landscaping; and all associated works to facilitate development at 70 Philipsburgh Terrace, Marino, 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 established character and pattern of development in the vicinity, the provisions of the Dublin City Development Plan 2016-2022, including the 'Z2 residential conservation area' zoning objectives for the site and surrounding area, and the form and layout of the proposed development, with the proposed extensions to be constructed projecting substantially forward of the building lines along Philipsburgh Terrace and Croydon Gardens, it is considered that the proposed development would be visually obtrusive within the immediate streetscapes, would detract from the visual amenities of the area and would be contrary to policy CHC4 of the Dublin City Development Plan 2016-2022, which aims to protect the special interest and character of conservation areas in the city. The proposed development 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