



An
Bord
Pleanála

Board Order
ABP-308632-20

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council.

Planning Register Reference Number: WEB1571/20.

Appeal by Barry Ennis care of CQA of B4 Swords Enterprise Park, Feltrim Road, Swords, County Dublin against the decision made on the 14th day of October, 2020 by Dublin City Council to refuse permission

Proposed Development: Conversion of an existing single storey, detached garage into a detached, one bedroom wheelchair accessible bungalow, a single storey extension to the side, a pedestrian access to Kilbarron Road, and all associated site works, all at 16C Dundaniel Road, (Corner Junction with Kilbarron Road), 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

On the basis of the submissions made in connection with the planning application and appeal and having regard to the planning history pertaining to the site, in particular planning register reference number 3007/12, it appears to the Board that the proposed development relates to a structure which is unauthorised and that the proposed development would comprise the conversion and extension of this unauthorised structure. Accordingly, it is considered that it would be inappropriate for the Board to consider the grant of a permission for the proposed development in such circumstances.



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

Dated this 12th day of May 2021

