



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3499/20

APPEAL by Discus partnership care of PCOT Architects of 57 Fitzwilliam Square North, Dublin against the decision made on the 24th day of November, 2020 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Construction of a new two-storey three bedroom detached dwelling with attic conversion including three number rooflights, new driveway with vehicular and pedestrian entrance and ancillary site works, all at site situated between 36 and 38 Rathdown Park, Terenure, 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 location of the site in an area zoned Z2 - Residential Neighbourhoods (Conservation Areas) in the Dublin City Development Plan 2016-2022 for which the zoning objective is "To protect and/or improve the amenities of residential conservation areas", it is considered that, by reason of the restricted size and configuration of the site and the mass and form of the dwelling, especially the proposed roof profile, the proposed development would fail to integrate into the established pattern, layout and the architectural character and coherence of existing development in the streetscape. The proposed development would, therefore, by itself and the precedent it would set for further similar development in the area, seriously injure the amenities of the area, and be contrary to a development objective set out in the Development Plan and to the proper planning and sustainable development of the area.



Michelle Fagan

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

Dated this 6th day of May 2021.