

An
Bord
Pleanála

Board Order
ABP-309338-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3682/20

APPEAL by Klaudia Prasek and Andy Murray care of Gerard Spillane of Lower Ground Level, 22 Lower Leeson Street, Dublin against the decision made on the 4th day of January, 2021 by Dublin City Council to refuse permission to Klaudia Prasek and Andy Murray.

Proposed Development Retention permission (for a period of two years) for the existing enclosure at ground and first floor level to rear of property comprising entirely of wire mesh cage and timber frame construction to provide habitat for domestic indoor only cats (catio) with total floor area of 12 square metres, all at 13 Hammond Street, Dublin.

Decision

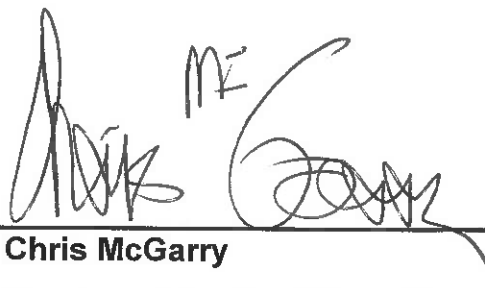
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

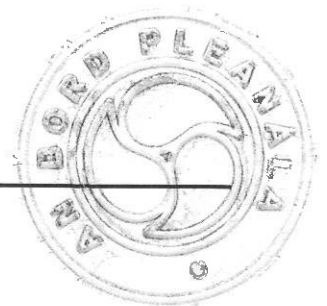
Matters Considered

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 pattern of development in the area, to the established residential use of the application site within a terrace of dwellings, and to the design, scale and use of the development for which retention permission is sought, it is considered that the development proposed for retention would seriously injure the visual and residential amenities of the area, including the amenities of residential properties in the vicinity, by reason of visual incongruity, overbearance and significant adverse effect on the residential character of the area. Furthermore, it is considered that the development for which retention permission is sought, both by itself and by the precedent it would set would, therefore, be contrary to the proper planning and sustainable development of the area.


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



Dated this 16th day of September 2021.