



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2195/21

APPEAL by Loretta Raso care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 1st day of April, 2021 by Dublin City Council to refuse permission.

Proposed Development: Permission for the construction of a second floor on existing two storey over basement house, amendments to front façade and minor internal works to existing ground floor and first floor internal arrangement and all associated site works at 7 Granite Place, Ballsbridge, 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 scale, bulk, height and massing of the proposed works in this area zoned Z1 and within the River Dodder Conservation Area, it is considered that the additional storey to the dwelling would be an incongruous feature in this area of predominantly single storey dwellings and would, therefore, be contrary to the objectives set out in Policy CHC4 of the Dublin City Development Plan 2016-2022 and would seriously injure the visual amenities of the area. The proposed development would, therefore, be contrary 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 23rd day of June 2021

