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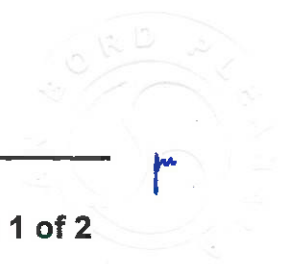
**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2205/21**

**APPEAL** by Alison Fitzpatrick care of Kelly and Cogan Architects of 81 North King Street, Smithfield, Dublin against the decision made on the 7<sup>th</sup> day of April, 2021 by Dublin City Council to refuse permission.

**Proposed Development:** Planning permission for a semi-detached house on a corner site on Iona Road and Iona Drive in an Architectural Conservation Area. The development consists of the separation of the property into two attached houses with four and two bedrooms respectively by converting and extending parts of the existing return into a separate attached two bedroom house through the implementation of a party wall. Access to be maintained to 83 Iona Road from Iona Road. The new attached house to be accessed from Iona Drive through an existing gate, subdivision of the back garden and implementation of a boundary fence. The return is to be extended at first floor level with one additional bedroom with a height matching the existing height of the two storey return and at ground floor level with a sunroom/dining room to the front facing Iona Drive. Solar panels to be installed on both houses at roof level of the return facing Iona Drive. On-street car parking as per existing to be maintained at 83 Iona Road, Dublin.



## Decision

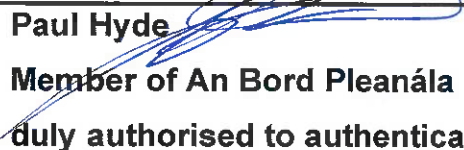
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

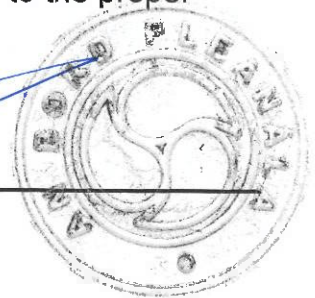
## Matters Considered

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

Due to the location of the proposed development, in close proximity to and directly west of the rear garden of Number 85 Iona Road, it is considered that the proposed development would seriously injure the amenities of residential property in the vicinity by reason of overbearing visual impact and overshadowing. The proposed development would, therefore, be contrary to the Z2 zoning of the area which has a land-use objective to 'protect and/or improve the amenities of residential conservation areas' as set out in the Dublin City Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

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



Dated this 28<sup>th</sup> day of June 2021