

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

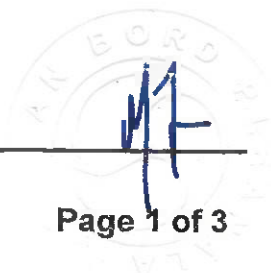
Planning Register Reference Number: 2223/21

APPEAL by Caroga Limited care of PCOT Architects of 57 Fitzwilliam Square North, Dublin against the decision made on the 9th day of April, 2021 by Dublin City Council to refuse permission.

Proposed Development: Demolish an existing two-storey detached dwelling and construct a terrace of five number three bedroom three-storey houses with single storey extensions to the rear on the two number end of terrace houses, together with bin store, bike rack and new entrance wall and railings, including widening of the existing vehicular access/entrance, six number car park spaces, landscaping and all with ancillary site works at Kedleston, Number 60, Inchicore Road, Kilmainham, 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.

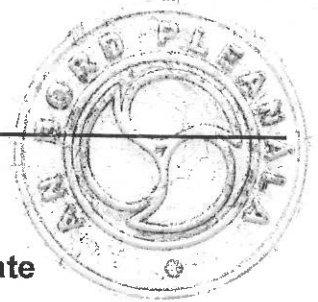
Reasons and Considerations

1. Having regard to the policies and objectives of the Dublin City Council Development Plan 2016-2022; the proximity of the proposed development to the Protected Structure, and the design, form, height, siting and materials of the proposed development, it is considered that the proposed development would be unsympathetic to the character of the Protected Structure, its historic curtilage and its setting, and would seriously injure the amenity, legibility and special architectural character of the Protected Structure and its historic and architectural setting. Furthermore, the proposed development would result in an unacceptable level of overlooking into the northern elevation of this Protected Structure and would be contrary to Policy CHC2 of the Dublin City Development Plan 2016-2022 and contrary to the proper planning and sustainable development of the area.

2. The proposed development of five houses on this site, due to the insufficient private amenity space to cater for this development would represent overdevelopment of this site and would seriously injure the residential amenities of the future occupants of the houses and would 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 19th day of November 2021