



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1147/21

APPEAL by Linda and Michael Norton of 94 Kincora Road, Clontarf, Dublin and by others against the decision made on the 15th day of April, 2021 by Dublin City Council to grant subject to conditions a permission to Colm and May Gallagher care of David Moran Architects of 118 Home Farm Road, Drumcondra, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: A first floor extension to provide two bedrooms, bathroom and service area and the construction of one garage to previously approved (ABP-307815-20) single storey house and associated site and drainage works to rear of number 45 Belgrove Road, Clontarf, 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 orientation and proximity of the proposed house to properties in the area, particularly to properties to the west, and to the siting and layout of the proposed development within the site, the Board considered that the proposed development would have an overbearing impact on adjoining properties and that the fenestration arrangements of the proposed two-storey building would not provide a satisfactory level of residential amenity for future occupants and would seriously injure the residential amenities of properties in the area by reason of loss of privacy and overlooking. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 18th day of August 2021.

