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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

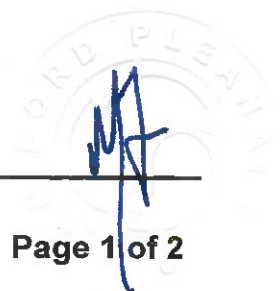
**Planning Register Reference Number: 2267/21**

**APPEAL** by Eileen Gregory and Eamon Gray care of AMG Architectural Services Limited of 244 Swords Road, Santry, Dublin against the decision made on the 19<sup>th</sup> day of April, 2021 by Dublin City Council to refuse permission.

**Proposed Development:** Permission for first floor extension to front, over single storey extension, which has previously been granted planning permission under Register Reference Number: 3766/19 at 32 Shanvarna Road, Santry, Dublin.

## **Decision**

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

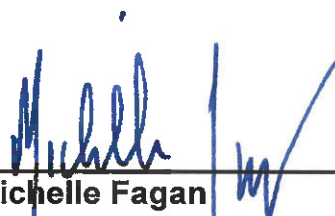


## Matters Considered

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

The proposed first floor extension would be an incongruous and visually obtrusive addition to the terrace of houses and the streetscape and would, in itself and by the precedent established for such structures, seriously injure the residential and visual amenities of the area. The proposed development would, therefore, be contrary to both the policies and objectives of the current Dublin City Development Plan 2016-2022 and 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 4<sup>th</sup> day of August 2021