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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3089/20**

**APPEAL** by Thomas McNicholas care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 21<sup>st</sup> day of April, 2021 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of the single storey ground floor extension with flat roof to the rear of the property (11.2 square metres) and associated reduction in private open space at 11 Cabra Park, Phibsboro, 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

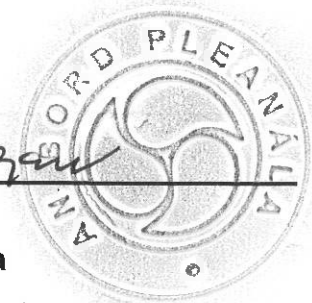
Having regard to the location and size of the rear extension proposed to be retained, the quantity of potentially useable rear garden space remaining, the number of existing bedrooms and bedspaces within the existing building, the inaccessible nature of the remaining rear garden coupled with the absence of any functional relationship between the internal living spaces of the building and the rear garden, the development proposed to be retained results in substandard private open space, in terms of quality and quantity, to serve the building on the site and is not considered to offer a satisfactory standard of residential amenity for the occupants of the building. The development for which retention is sought would, therefore, seriously injure the residential amenities of residents of the building and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Terry Prendergast**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this *6<sup>th</sup>* day of *August* 2021.