

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1182/21

APPEAL by Paul McGarry and Olga Bogdan care of Ray MacDonnell Architects of 54 Dunville Avenue, Rathmines, Dublin against the decision made on the 23rd day of April, 2021 by Dublin City Council to refuse permission.

Proposed Development: Two-storey, two-bedroom 96 square metre mews house and associated works to rear of site with existing access, for family use, with pedestrian access to side of new dwelling to shared rear garden at 10 Ashfield Road Rear, mews site to Mornington Road, Ranelagh, Dublin.

Decision

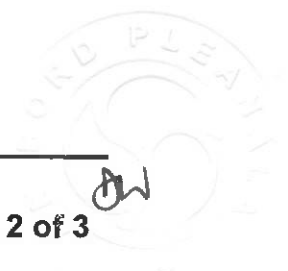
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

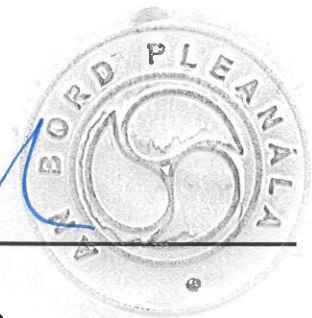
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

Having regard to the scale of the proposed development relative to the site, the quality and quantum of the private amenity space to serve each dwelling, and the limited separation distance between the dwellings, it is considered that the proposed development would fail to provide an adequate level of residential amenity for existing and future occupiers, contrary to the Dublin City Development Plan 2016-2022 and accordingly would, therefore, not be compatible with the proper planning and sustainable development of the area.



In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the scale of the proposed development on a limited plot size and the consequent limited amenity space provided to both the existing dwelling at 10 Ashfield Road which has already been extended into the rear garden area and to the proposed mews development would result in an unsatisfactory level of amenity for both houses and would represent overdevelopment of the site. While the Board noted the Inspector's analysis and assessment, it did not accept that the proposed modifications submitted with the appeal documentation overcame the limited qualitative nature of the amenity for both houses.



Dave Walsh

Member of An Bord Pleanála

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

Dated this *30th* day of *August* 2021