



---

**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2338/21**

**APPEAL** by Derek Twiss care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 27<sup>th</sup> day of April, 2021 by Dublin City Council to refuse permission to the said Derek Twiss.

**Proposed Development:** The proposed development will consist of the demolition of the flat roofed dwelling as granted under planning register reference number 2334/20, An Bord Pleanála reference number ABP-307569-20, the removal of part of the wall addressing Lansdowne Lane and a new development comprising one two bedroom apartment (circa 76 square metres) at ground floor level and one two bedroom duplex apartment (circa 93 square metres) at first and second floor level, and all landscaping works; boundary treatment and electrical services, all on a site area of circa 145 square metres. The proposal will be accessed off Lansdowne Lane. The apartment at ground floor level will include a private rear garden (circa 30 square metres) serving both the open plan living space and one of the bedrooms. The duplex will include a private terrace at first floor level (circa 24.7 square metres) serving the open plan living space and one of the bedrooms; all at site to rear of 10/10A Lansdowne Terrace, Shelbourne Road and Lansdowne Lane, 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 scale, height and proximity of the proposed three-storey structure and their proximity to the boundaries of the adjoining dwellings at numbers 10/10a Lansdowne Terrace and number 8 Lansdowne Terrace, it is considered that the proposed development would seriously injure the residential amenity of the dwellings and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale, bulk and height of the proposed development and the inadequate separation distances proposed, it is considered the proposed development would constitute a visually obtrusive and dominant form of development in this residential conservation area and would, therefore, be contrary to Policy CHC4 of the planning authority as set out in the Dublin City Development Plan 2016-2022 and 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 8<sup>th</sup> day of September 2021.