

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2426/21

APPEAL by Beau Homes Limited care of Hughes Planning and Development Consultants of 85 Merion Square, Dublin against the decision made on the 13th day of May, 2021 by Dublin City Council to refuse permission.

Proposed Development: (i) Alterations to and reconfiguration of existing residential building on site to provide two number self-contained apartments (one number one-bedroom apartment accessed via existing basement level entrance and one number two-bedroom duplex accessed via existing ground floor level entrance), (ii) construction of three-storey extension to rear of existing building, accommodating three number one-bedroom apartments accessed via the existing ground floor entrance off North Strand Road. All five number apartments will have access to a communal open space area located centrally on site. Residents will also have access to seven number bicycle parking spaces and a bin storage are provided to the front of the site, and (iii) all associated works necessary to facilitate the development, at 45 North Strand Road, Dublin.

Decision

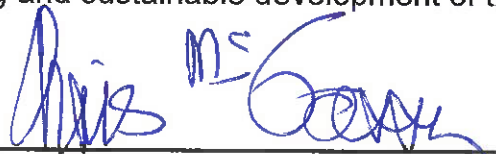
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

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

It is considered that the proposed development in its current design, scale and layout would constitute overdevelopment of the subject site which would result in a substandard and unacceptable form of residential accommodation, with consequent negative impacts, on the residential amenities of future occupants, particularly by reason of substandard private and communal amenity space and through overlooking between apartments, and by reason of overlooking of adjoining property. The proposed development would, therefore, be contrary to Policy QH18 of the Dublin City Development Plan 2016–2022 which seeks to promote the provision of high-quality apartments by achieving suitable levels of amenity within individual apartments in accordance with standards for residential accommodation. The proposed development would, therefore, seriously injure residential amenity and would, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 1st day of December 2021.