



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3927/20

APPEAL by Rodney O'Rourke care of KPMG Future Analytics of 1 Stokes Place, Saint Stephen's Green, Dublin against the decision made on the 21st day of May, 2021 by Dublin City Council to grant subject to conditions a permission to Sarah Finn care of Crean Salley Architects of 8 Bridge Court, City Gate, Dublin.

Proposed Development: Construction of a new two-storey, three-bedroom dwellinghouse with vehicular access from Vergemount Park and all associated works at Ashleigh, 2 Vergemount, Clonskeagh, 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 of the site within a residential conservation area and to the design and layout of the proposed development, which includes a two-storey element forward of the main building line along Vergemount Park, it is considered that the proposed development, by reason of its bulk, height and proximity to adjoining properties, would be overbearing and result in a loss of daylight and sunlight at 1 Vergemount Park and would, therefore, seriously injure the residential and visual amenities of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dr. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this 29th day of Sept. 2021.

