



An
Bord
Pleanála

Board Order
ABP-310667-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2539/21

APPEAL by CDP Developments Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 31st day of May, 2021 by Dublin City Council to refuse permission.

Proposed Development: The development will consist of: (i) demolition of existing two-storey four-bedroom semi-detached house at Number 19 Victoria Road; (ii) construction of a replacement two-storey, five-bedroom, detached dwelling with single storey element to rear and attic level accommodation; and (iii) all ancillary works, including SuDS drainage, landscaping and boundary treatments, necessary to facilitate the development. The development will result in Numbers 17 and 19 Victoria Road changing house type from semi-detached to detached houses, all at 19 Victoria Road, Clontarf, 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

The proposed development to demolish one side of a semi-detached pair of houses and to replace the demolished house with a detached house, would result in development which is inconsistent with the established character of semi-detached houses and bungalows on Victoria Road. The replacement house would be visually obstructive on the streetscape and not in keeping with the area's established architectural character and would therefore be contrary with Policy QH22 and Policy QH23 of the Dublin City Development Plan. The proposed development would fail to protect and improve residential amenities in accordance with the Z1 zoning objective. The development would, therefore, be contrary 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  day of  2021

