



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2629/21

APPEAL by Ann McGovern care of BGDA Architects of Amberwood, Washington Lane, Rathfarnham, Dublin against the decision made on the 15th day of June, 2021 by Dublin City Council to refuse permission.

Proposed Development: Permission to re-build a two-storey one bedroom cottage on site of similar type cottage now demolished at 31a Price's Place (formerly 1 Price's Lane), 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

The proposed development, by providing residential accommodation which would not have sufficient floor space in relation to the minimum floor area for a one-bedroom unit and the deficiency of private open space, would be contrary to the policies and objectives of the Dublin City Development Plan 2016 - 2022. The proposed development would, therefore, fail to provide an adequate standard of residential amenity for future residents and would 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 9th day of November 2021