

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 2977/21

APPEAL by Colette Doohan of 1B Clonshaugh Crescent, Clonshaugh, Dublin against the decision made on the 10th day of August, 2021 by Dublin City Council to refuse permission to Colette Doohan.

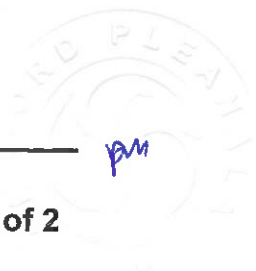
Proposed Development Construction of a detached granny flat built at rear of house with bedroom, bathroom and kitchenette, all at 1B Clonshaugh Crescent, Clonshaugh, Dublin.

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

Section 16.10.14 of the of the Dublin City Development Plan 2016 - 2022 provides that proposals for ancillary family accommodation will be favourably considered when specific criteria are met, including that the proposed accommodation is not a separate detached dwelling unit, that direct access is provided to the rest of the house and that the accommodation being integral with the original family house shall remain as such when no longer occupied by a member of the family. The layout of the proposed development physically separate from main dwelling, with no direct access provided between the proposed structure and the main dwelling, and effectively constituting an independent residential unit, does not comply with these requirements or with the standards for residential accommodation, as set out at Section 16.10.1 and Section 16.10.2 of the Dublin City Development Plan 2016 - 2022 or Table 5.1 of the "Quality Housing for Sustainable Communities - Best Practice Guidelines for Delivering Homes Sustaining Communities" issued by the Department of the Environment, Heritage and Local Government in 2007. The proposed development would, therefore, be contrary to Section 16.10.14 of the Dublin City Development Plan 2016 - 2022, would result in a substandard level of residential amenity for the future occupants of the development on the site, would seriously injure the residential amenity of the existing dwelling, and would be contrary to the proper planning and sustainable development of the area.



Paul Hyde

Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this *26th* day of *January* 2022.