

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

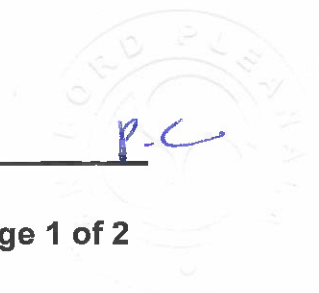
Planning Register Reference Number: 2115/21

APPEAL by Michael Dever care of William Doran of 7 St. Mary's Road, Ballsbridge, Dublin against the decision made on the 21st day of October, 2021 by Dublin City Council to refuse permission to the said Michael Dever.

Proposed Development: Retention permission for works to a Protected Structure including demolition of pre-existing two-storey return and construction of new two-storey return, all to the rear of original building along with all associated landscaping and site works at 49 Cabra Road, Dublin.

Decision

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



Reasons and Considerations

On the basis of the application documentation submitted in connection with the planning application and the appeal, it is considered that insufficient detail has been provided to justify a grant of planning permission for the development proposed to be retained. It is considered that the application documentation has failed to demonstrate how the development proposed to be retained assimilates effectively within the built environment of this terrace of protected structures, while ensuring the protection of the residential amenity of future and existing residents. It is considered that the development proposed to be retained represents a sub-standard form of development, materially and adversely affects the character of the protected structure and contravenes the provisions of policy CHC 2 (a), (b), (c) and (d) of the Dublin City Development Plan 2016-2022. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *25* day of *July* 2022.