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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3987/21**

**APPEAL** by Bilgola Limited care of James M. Briscoe of 68 Carrickhill Road, Portmarnock, County Dublin against the decision made on the 4<sup>th</sup> day of February, 2022 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Development consisting of:

- (i) Change of use of the rear of the ground floor unit from home brewers centre to residential unit.
- (ii) Two-storey extension on the existing roof of the ground floor to the rear comprising of a residential unit on each floor.

All at 118 Thomas Street, Dublin (a Protected Structure).

## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.

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## Reasons and Considerations

1. The proposed development would contravene section 15.9.2 (Unit Size/Layout) of the Dublin City Development Plan 2022-2028 and Appendix 1 of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in December 2020 in relation to minimum floor areas and standards for one-bedroom apartments. It is considered that the proposed development would provide a substandard level of residential amenity for future occupants by reason of inadequate floor areas, inadequate private open space provision and the lack of storage facilities. Furthermore, the applicant has not adequately demonstrated that safe and secure access can be provided to the proposed units. The proposed development would result in an unacceptably low level of residential amenity for future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

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2. It is considered that the details relating to the materials and finishes of the proposed development, including how it is proposed to integrate the glazed link with the existing structure on site, together with landscaping of communal open space, are inadequate and do not sufficiently demonstrate that a quality development is being proposed within this Architectural Conservation Area. The proposed development, by itself and by the precedent it would set for other development, would be contrary to the provisions of the Dublin City Development Plan 2022-2028 and the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, would provide inadequate residential amenity for future occupants, and would, therefore, be contrary to the proper planning and sustainable development of the area.

*Una Crosse*

**Una Crosse**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *31<sup>st</sup>* day of *May* 2023.



