



An
Bord
Pleanála

Board Order

ABP- 313101-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: ~~4~~4201/21

Appeal by Colin Daly care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 25th day of February, 2022 by Dublin City Council to refuse permission.

Proposed Development: The development will consist of: (i) demolition of existing, single storey structure on-site; (ii) construction of a two-storey over basement level, three-bedroom contemporary style, flat roofed, detached dwelling. The dwelling will be provided with private amenity space in the form of front and rear patio spaces at ground floor level and a terrace area at first floor level; (iii) provision of new vehicular and pedestrian entrances from Lansdowne Lane and one number car parking space comprised within the proposed garage at ground floor level; and (iv) drainage, landscaping, boundary treatments and all ancillary works necessary to facilitate the proposed development at Lansdowne Lane, Dublin (to the east of number 10/10A Lansdowne Terrace and the west of number 1 Berkley Mews, Lansdowne Lane).

Decision

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

Reasons and Considerations

1. It is considered that the proposed development, by reason of its height, scale, massing and proximity to the shared boundary, would have an overbearing impact on the rear elevation and rear garden of number 10/10A Lansdowne Terrace and would seriously injure the residential amenities of this property. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its inadequate qualitative and quantitative provision of private open space, would conflict with the development management standards set out in Section 15.11.3 of the Dublin City Development Plan 2022-2028, and as such, would constitute the overdevelopment of this restricted site. The proposed development would, therefore, provide substandard residential amenity for future occupants of the proposed dwelling and would be contrary to the proper planning and sustainable development of the area.



Una Crosse

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

Dated this 20th day of June 2023