



An
Bord
Pleanála

Board Order
ABP-313103-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5242/21

Appeal by Paul McGarry and Olga Bogdan care of Ray MacDonnell Architects of 54 Dunville Avenue, Ranelagh, Dublin against the decision made on the 25th day of February, 2022 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Construction of a two-storey, two-bedroom 86 square metre annexe for family and guest use to rear of site with existing access to shared rear garden, and associated works, all at 10 Ashfield Road Rere, to Mornington Road, Ranelagh, Dublin.

Decision

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

Reasons and Considerations

The proposed development for a standalone two-storey annex unit for family and guest uses, fails to accord with Section 7.0 of Appendix 18 of the Dublin City Development Plan 2022-2028 as the proposal is not an extension of a single dwelling unit to accommodate an immediate family member for a temporary period. The proposed development would, therefore, by itself and by the precedent it would set for similar development, seriously injure the amenities of the local area and would, therefore, be contrary to the development plan and to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that, the Inspector had considered that there was a link, although somewhat tenuous, between the proposed annexe and the main dwelling on site. The Board disagreed with the Inspector that the proposed link was such that the proposed unit could be considered to accord with the criteria for ancillary family accommodation as set out in Section 7.0 of Appendix 18 of the Dublin City Development Plan 2022-2028.



Mary Cregg

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



Dated this 18th day of October 2023.