



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3179/21

APPEAL by Damian Kidd care of Fabrica Architects Limited of Holfeld House, 2-4 Merville Road, Stillorgan, County Dublin against the decision made on the 1st day of April, 2022 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Construction of a new detached two-storey, three-bedroomed house to side garden of existing dwelling, including retaining existing vehicular entrance, raising of part of side boundary wall to 1.8 metres and all associated site works, and for works to existing house to include the provision of a new vehicular entrance and driveway to front garden, a new 16 square metre single storey rear extension, internal alterations and all associated site works, all at 8 Martin Savage Park, Navan Road, Ashtown, Dublin.

Decision

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

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Reasons and Considerations

Having regard to Section 15.13.3 of the Dublin City Development Plan 2022-2028, it is considered that, by reason of its siting close to the estate road and wholly forward of the established front building line exhibited by the dwelling houses to the north of the site, its depth and consequent size and mass, and its detached form and novel roof shape, the proposed dwelling house would be visually obtrusive and intrusive within the context of the existing housing estate. The proposed development would contravene Section 15.13.3 of the Development Plan, would seriously injure the visual amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 30th day of *August* 2023.

