



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3491/22

APPEAL by Matthew Kelly care of David Winston of 24 Ventry Park, Cabra, Dublin against the decision made on the 4th day of May, 2022 by Dublin City Council to refuse permission.

Proposed Development: Demolition of the existing single storey retail shop and the construction of a three-storey (two-storey over basement level) - two bedroom plus study dwelling, access level to a roof terrace, new boundary treatments to match existing adjacent and all associated site works adjacent to protected terrace of dwellings in an Architectural Conservation Area at 484A North Circular Road, Dublin.

Decision

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

Reasons and Considerations

1. The proposed development, by reason of the proposed building line at the upper ground floor and first floor levels, which would project significantly forward of the established building line on the terrace that the site forms part of, would constitute a visually discordant feature that would be detrimental to the character of the terrace, contrary to the provisions of Section 15.15.2.2 of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of the configuration and layout of the proposed kitchen/living/dining areas, fails to comply with the minimum floor plan recommended in Section 5.3 of the 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007). Consequently, the proposed development would be contrary to the requirement of Sections 15.11.1, as it relates to floor space, and 15.13.3, as it relates to infill/side garden housing developments, of the Dublin City Development Plan 2022-2028 and would also fail to provide an adequate level of internal accommodation for occupiers. The proposed development would seriously injure the amenities of the future occupants of the house 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 4th day of March 2024.