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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3601/22**

**APPEAL** by Gavan Molloy care of Coughlan Consulting Engineering of 25 Kiltipper Avenue, Aylesbury, Tallaght, Dublin against the decision made on the 19<sup>th</sup> day of May, 2022 by Dublin City Council to refuse permission.

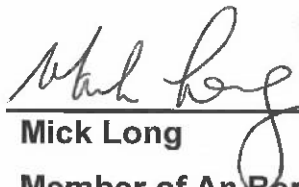
**Proposed Development:** Demolition of existing single structure to the rear, canopy cover and detached garage structure at 34 Ratra Park and the construction of new single storey detached dwelling to the rear and associated works. The proposed dwelling consists of single bedroom, WC, store and combined living/kitchen space with front pedestrian access from Conor Clune Road. Widening of the existing pedestrian entrance on 34 Ratra Park to a vehicular entrance for two vehicles to serve both dwellings is also sought, all at 34 Ratra Park, Navan Road, Dublin.

**Decision**

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

## Reasons and Considerations

1. Having regard to the narrow width, shallow depth and orientation of the site, the proposed related boundary treatments, and the inadequate quantum of private open space proposed to serve the host dwelling (number 34 Ratra Park), it is considered that the proposed development would constitute over-development of the site and would seriously injure the amenities of residential properties in the vicinity. The proposed development would be contrary to the provisions of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of habitable room openings in the proposed dwellinghouse to high boundary walls, and to the roadside location of the proposed private open space which would serve the dwellinghouse, it is considered that the proposed development would fail to establish a satisfactory standard of amenity for future occupiers of the new dwellinghouse. The proposed development would be contrary to the provisions of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Mick Long**

**Member of An Bord Pleanála**

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



Dated this *29* day of *June* 2023.