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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4189/21**

**Appeal** by Conservation Assets Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 9<sup>th</sup> day of June, 2022 by Dublin City Council to refuse permission for the proposed development.

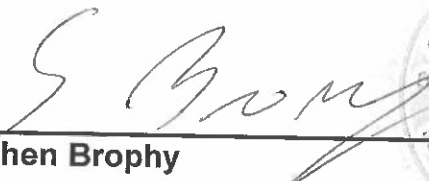
**Proposed Development:** Demolition of the remaining walls of a single-storey semi-detached workshop building and the construction of a two storey, semi-detached house with a roof terrace at second floor level to the front of the property and all associated works at Charles Lane, to the rear of 30 Fitzgibbon Street, Dublin.

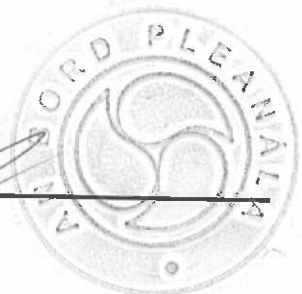
**Decision**

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

## Reasons and Considerations

The site was originally part of the rear garden area of number 30 Fitzgibbon Street, which is in residential use. The proposed development would result in the permanent loss of private amenity space to the existing house at number 30, whether in multiple occupancy or in the event of the house being reconverted to use as a single dwelling unit, and therefore would constitute overdevelopment of the site. The proposed development, in itself and by the precedent it would set, would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

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



Dated this 20<sup>th</sup> day of July 2023.