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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4228/22**

**APPEAL** by Fran and Debbie O'Hanlon of 128A Ballyshannon Road, Kilmore, Coolock, Dublin against the decision made on the 9<sup>th</sup> day of August, 2022 by Dublin City Council to refuse permission.

**Proposed Development:** Proposed new first floor only extension to the side of the existing house and all ancillary works at 128A Ballyshannon Road, Kilmore, Coolock, Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to the zoning objective of the area, the design and scale of the proposed development, and the pattern of development in the area, it is considered that the proposed development would be visually incongruous and dominant in this context, would seriously injure the visual amenities of the area, and would set an undesirable precedent for further similar development in the vicinity. The proposed development would be contrary to the policies set out in Appendix 18 of the Dublin City Development Plan 2022-2028, which deals with residential extensions, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Joe Boland**

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

Dated this *29<sup>TH</sup>* day of *June* 2023.

