



An  
Bord  
Pleanála

**Board Order**

**ABP-314743-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1632/22**

**Appeal** by Kathleen Culliton-Utter care of Keith Graham of 36 Munster Street, Phibsborough, Dublin against the decision made on the 5<sup>th</sup> day of September, 2022 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Internal alterations and repairs to existing terraced house, demolition of existing single storey rear extension, construction of new single storey extension to rear, alterations and extension and new roof to existing garage and all associated ancillary works, all at 487 Blackhorse Avenue, Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to the site constraints including its location within a row of terraced single storey houses and notwithstanding the contemporary design presented and the information submitted, the Board is not satisfied that the proposed northern element of the proposed extension (that incorporates the living/dining room) and the garage structure by reason of the mono-pitch/sloped roof design on both, would not adversely affect the amenities enjoyed by occupants of adjacent buildings in terms of access to daylight and sunlight. The proposed development would be contrary to Section 1.1 (General Design Principles) of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the

*Patricia Calleary*

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



Dated this *17* day of *July* 2023.