

An
Bord
Pleanála

Board Order

ABP- 314747-22

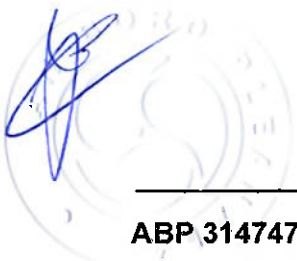
Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1651/22

Appeal by Aideen Collard and David McLoughlin of Dolphin Avenue, South Circular Road, Dublin against the decision made on the 8th day of September, 2022 by Dublin City Council to grant permission, subject to conditions, to Joe McDonagh care of CK Architecture of Ashleigh House, John F Kennedy Road, Dublin.

Proposed Development: Retention of a two-storey, 100 square metres rear extension, with change of roof profile and all related works at 265 South 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 Board considered that the nature, scale and mass of the development proposed for retention, if permitted, would be inconsistent with Policy BHA9 and Section 11.5.3 of the Dublin City Development Plan 2022-2028 which seek to protect the special interest and character of lands zoned Z2 and which has a stated objective 'to protect and/or improve the amenity of residential conservation areas', which include period buildings that positively contribute to their built heritage, integrity, character and sense of place. In such cases, a precautionary approach to any alterations and extensions is preferred; including seeking their retention, reuse and sympathetic adaptation as well as extension. The development proposed for retention would not accord with the policy outlined above and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the development proposed for retention by reason of its design and its inadequate provision of private open space for the occupants of the dwelling, would be an inappropriate form of development at this location and would represent significant overdevelopment to the rear of this constrained site. The part single-storey and part two-storey structure together with the quantum of development to the rear of the site would be contrary to Sections 1.1, 1.2 and 1.7 of Appendix 18 of the Dublin City Development Plan 2022-2028 in relation to residential extensions would seriously injure the amenities of the area and of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this *18TH* day of *October* 2023