



An
Bord
Pleanála

Board Order
ABP-315100-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1782/22

APPEAL by Liam Coburn care of Diarmuid Kelly of Sky Business Centre, 57 Clontarf Road, Clontarf, Dublin against the decision made on the 19th day of October, 2022 by Dublin City Council to refuse permission.

Proposed Development: Construction of a two-story extension to the rear comprising: kitchen, bathroom and corridor at ground floor level and bedroom, bathroom and corridor at first floor level. New windows at first floor level facing south, north and east with glazing design preventing views to east and north; windows at ground floor level facing south, north and east. The development includes a courtyard garden facing the east boundary. The rear extension has been designed to limit overall height by following the existing level changes on site; the proposed extension eaves will be approximately 0.82 metres below existing eaves height, the extension roof ridge will be 1.7 metres below the existing roof ridge and the extension ground floor will be approximately one metre below existing ground floor level at 114 Killester 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 scale and depth of the proposed two-storey extension, the proposed development will have a significant and negative impact on the residential amenity to the occupants of the adjoining dwellings by way of reducing levels of daylight and sunlight and by having an overbearing and obtrusive appearance when viewed from the neighbouring dwellings. It is also considered that the proposed development would be contrary to the policies and objectives of the Dublin City Development Plan, 2022-2028, in particular those set out under Section 15.5.3 and Section 1 of Volume 2 of Appendix 18 of that plan. Furthermore, it is considered that the proposed development, by itself and by the precedent it would set, would give rise to deterioration of the visual and residential amenities of this area. The proposed development would, therefore be, contrary to the proper planning and sustainable development of the area.



Peter Mullan

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



Dated this *6th* day of *April*, 2023.