

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1878/22

APPEAL by Stephen Connolly care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 15th day of November, 2022 by Dublin City Council to refuse permission.


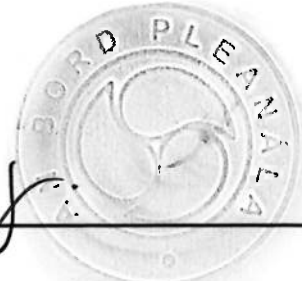
Proposed Development: New detached part two-storey, part single storey mews house and all ancillaries to site, all at Windsor Lane/rear of 16 Fairview Avenue Lower, Fairview, Dublin.

Decision

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

Reasons and Considerations

The proposed development would be sited an inadequate distance from the rear elevation of 16 Fairview Avenue Lower in such a manner that the proposed house would have a severe overbearing and overshadowing impact on this property, as well as a significant impact on the aspect enjoyed by that property. The proposed development would seriously injure the residential amenities of the area and would, by itself and by the precedent established for such development immediately proximate to the rear of existing dwellings, be contrary to the policies and objectives of the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 18th day of January 2024.