

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4904/22

APPEAL by Larry Keegan care of PCOT Architects of 57 Fitzwilliam Square North, Dublin against the decision made on the 16th day of November, 2022 by Dublin City Council to refuse a permission.

Proposed Development: Demolition of an existing garage and construction of a new two-storey two-bedroom mews dwelling including the provision of a rear garden with integral car port and the creation of vehicular access off rear laneway including the widening of rear laneway to a minimum 5.5 metre and ancillary siteworks all in the rear garden at 17 Saint Alphonsus Road Lower, Drumcondra, Dublin.



Decision

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

Reasons and Considerations

1. Having regard to the scale of the proposed development relative to the site, the narrow width of the laneway, the quality and quantity of the private space to serve the mews, and the limited amenity space remaining for number 17 Saint Alphonsus Road Lower, it is considered that the proposed development would fail to provide an adequate level of residential amenity for existing and future residents. The proposed development would be contrary to the Dublin City Development Plan, 2022-2028 zoning objective for the area 'Sustainable Residential Neighbourhoods – Z1' which objective is to protect, provide, and improve residential amenities and Section 15.13.5, of the development plan in relation to Mews. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the substandard, restricted and narrow width of the existing laneway, the applicant has failed to demonstrate that the mews building could be safely and conveniently accessed for essential and emergency services. Furthermore, the laneway is considered to be seriously deficient in width along its length and lacks sufficient capacity to safely accommodate the vehicle and pedestrian movements which the proposed development will generate. The proposed development would therefore be contrary to Section 4.3.8 Appendix 5 Volume 2 of the Dublin City Development Plan, 2022-2028, and would endanger public safety by reason of traffic hazard and would set an undesirable precedent for similar developments in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 17th day of January 2024.