



An
Bord
Pleanála

Board Order
ABP-315390-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5025/22

Appeal by Daniel Murray and Lauren Shannon care of Paul Sheehy of 16 Kilbarrack Avenue, Raheny, Dublin against the decision made on the 6th day of December, 2022 by Dublin City Council to refuse permission.

Proposed Development: Construction of a detached two-storey dwelling, including all associated site works, landscaping and SUDs drainage details, the proposal will include a new vehicular access exiting onto Briarfield Road, all at the site to the side of 24 Briarfield Road, Dublin.

Decision

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

Reasons and Considerations

The proposal development would fail to fully comply with the criteria set out in Section 15.13.3 (Infill/Side Garden Housing Developments) of the Dublin City Development Plan 2022-2028 particularly in relation to compatibility of design and scale with adjoining dwellings, including height, proportion, as well as having regard to the existing building line. The proposed development would be contrary to the provisions of the Dublin City Development Plan 2022-2028 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 16TH day of January 2024.