



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1982/22

APPEAL by George O’Gorman of 21 Daniel Street, Dublin against the decision made on the 13th day of December, 2022 by Dublin City Council to refuse permission.

Proposed Development The refurbishment of the existing ground floor cottage, an additional new two-storey rear extension to include raising the ridge of the pitched roof to provide first-floor bedroom with Velux roof lights to the front and rear, including associated site works and minor drainage works, all at 21 Daniel Street, 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, volume and height of the extension, to its proximity to the adjoining single storey cottages on either side, and to the restricted nature of the yard area, it is considered that the proposed extension would seriously injure the residential and visual amenities of the area, would be overbearing when viewed from adjoining properties and would cause adverse overshadowing on Number 22 Daniel Street. The proposed development would not, therefore, be in accordance with the Z1 zoning objective pertaining to the site which seeks to protect, provide and improve residential amenities, would fail to comply with the provisions, as set out in Sections 1, 4 and 5 of Appendix 18 of the Dublin City Development Plan 2022 - 2028 in respect of residential extensions, and would be contrary to the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 18th day of January 2024.