



An
Bord
Pleanála

Board Order ABP-315561-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5058/22

Appeal by Stephen Mahon care of John Henry of 83 Swords Road, Whitehall, Dublin against the decision made on the 12th day of December, 2022 by Dublin City Council to refuse permission.

Proposed Development: Detached dormer bungalow dwellinghouse to rear garden of existing house with vehicular access driveway, boundary treatment, service connections and associated landscaping and site development works, all at 140 Willow Park Grove, Glasnevin, Dublin.

Decision

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



Reasons and Considerations

It is considered that, by reason of its scale, mass, design, and location in the rear garden of an existing dwelling, the proposed development would constitute inappropriate haphazard backland development which would seriously injure the amenities of property in the vicinity, by reason of proximity and overlooking, would be out of character with the pattern of existing development, 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 31st day of January 2024.