



An
Bord
Pleanála

Board Order
ABP-315572-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5152/22

APPEAL by Mourneview Construction Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan, County Dublin against the decision made on the 13th day of December, 2022 by Dublin City Council to refuse a permission.

Proposed Development: Demolition of the existing shed to the rear and for part modifications, upgrade and a two-storey rear extension to the existing bungalow with dormer windows converting it into two number semi-detached three-bedroom Part M/ wheelchair accessible dwellings suitable for elderly living. Construction of two new number semi-detached two-storey three-bedroom dormer Part M / wheelchair accessible dwellings suitable for elderly living. All four units will be part single storey with bungalow styles to the front and part two storey to the rear. All with dormer windows to the rear and reduced dormer windows facing the front proportionality hidden by the proposed single storey elements. The construction of shared disability parking spaces at the front with allocated shared bin store and bike store and miniature community garden to the rear, all with associated site works, at 346 Kildare Road, Crumlin, Dublin.

Decision

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

Reason and Consideration

Having regard to the Z1 zoning objective for the site 'to protect, provide and improve residential amenities', Section 15.5.2 (Infill Development), Section 15.13.3 (Infill/ Side Garden Housing Developments), Section 1.0 (Residential Extensions) and Section 6.0 (Sub-Division of Dwellings) of Appendix 18 of the Dublin City Development Plan 2022-2028, and also having regard to the scale, mass, design, height and proportions of the proposed development, and the setting back of units 3 and 4 behind the established building line and the provision of five number perpendicular parking spaces at this location, the Board considered that the development would be over-bearing, out of scale and out of character in comparison with the prevailing architectural context, would appear visually incongruous on the streetscape and would have a negative impact on the scale and character of the existing dwelling. The proposed development would, therefore, by itself and by reason of the undesirable precedent it would set for similar development in the area be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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

Dated this  day of  2024.