



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5204/22

Appeal by Anne Simmonson care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 13th day of January, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Conversion of an existing garden room to a family flat with a new covered walkway to connect family flat to the existing house and associated works, all at 215 Griffith Avenue, Drumcondra, 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 Dublin City Development Plan 2022-2028, to the zoning objective of the proposed site to protect, provide and improve residential amenities, to the pattern of development in the area and to the Dublin City Council policy framework for ancillary family accommodation, it is considered that the form of the proposed link and the integration between the existing house and the garden structure would not be in accordance with the requirements of Appendix 18, Section 7.0 (Ancillary Family Accommodation) of the Development Plan. Furthermore, it is considered that the proposed ancillary family accommodation would be a separate dwelling house and would be different in appearance to the existing dwelling house (and the extension of the existing dwelling house), as it would be a distinct entity to the rear of Number 215 Griffith Avenue in terms of its backland location, distance from the main house (27 metres), orientation, building form, and elevated position above the level of the kitchen extension patio. The provision of connectivity with the dwelling house via a covered walkway would not change that physical relationship. The link structure would not follow the established pattern of development in the area and would be an inappropriate intervention in this location. The habitable use of the garden room would result in the introduction of a third residential building line behind the establish building lines on Griffith Avenue and Griffith Downs and would set a poor precedent for similar development in the area. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *22nd* day of *January*, 2024.