



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2055/22

APPEAL by Siobhán Corcoran and Michael Timmons care of Ryan W. Kennihan Architects of 30 Mountjoy Square, Dublin against the decision made on the 27th day of January, 2023 by Dublin City Council to refuse permission.

Proposed Development: Demolition of the existing shed, partial demolition of the front and side boundary wall and the construction of a new detached, two-story, two-bedroom house, a single-storey shed, new boundary wall, new vehicular access, one number parking space, associated SUDS drainage and hard and soft landscaping, at 8 Olney Crescent, Terenure, Dublin.

Decision

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

Reason and Considerations

Having regard to the Z1 residential zoning for the area and Section 15.13.3 Infill/Side Garden Housing Developments, as set out in the provisions of the Dublin City Development Plan 2022-2028, and notwithstanding that the principle of development on this corner site would be acceptable, it was considered that the design and siting of the proposed dwelling would be contrary to the criteria set out in the development plan, due to the extent of the forward positioning of the side gable which directly adjoins the public footpath to the west of number 10 Olney Crescent. It is considered that the proposed development would set an inappropriate precedent resulting in a development which would be visually incongruous with the character and established pattern of development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Cregg

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

Dated this 4th day of March 2024.