



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1832/22

APPEAL by Ruth Hanahoe and Paddy Cooney of 18 Windsor Avenue, Fairview, Dublin and Robert Kavanagh and Monica Forrestall of 17 Windsor Avenue, Fairview, Dublin against the decision made on the 7th day of February, 2023 by Dublin City Council to grant subject to conditions a permission to Croydon Developments Limited care of EFS Architect of 122 Butterfield Avenue, Dublin.

Proposed Development: Provision of a 79 square metre two-bed, 2.5-storey mews dwelling with flat roof to front and pitched zinc roof to rear. New timber fences to sides of rear garden boundaries and off-street parking for one car facing Windsor Lane, at 13 Windsor Avenue, Dublin. Site to rear of 13 Windsor Avenue on Windsor Lane.

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 limited size of the site and the scale of development proposed it is considered that the proposed development would lead to overdevelopment of the site, would be of substandard design in terms of the guidance under section 28 of the Planning and Development act, 2000, as amended, (Quality Housing for Sustainable Communities issued by the Department of Environment, Heritage and Local Government, 2007), in particular the below recommended minimum room sizes, would have a serious effect on the residential amenity of future occupiers, and in terms of the inactive frontage would not contribute to natural surveillance of the laneway. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Bohan

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

Dated this *3rd* day of *April* 2024.