

An
Bord
Pleanála

Board Order
ABP-315982-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council South

Planning Register Reference Number: 5376/22

APPEAL by Airside Estates Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 7th day of February, 2023 by Dublin City Council to refuse permission for the proposed development.

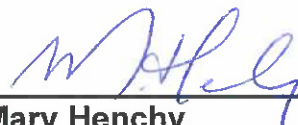
Proposed Development: Demolition of the single storey store at the end of the rear garden onto Louis Lane and construction of a part single and part two storey mid-terrace house to the rear of the site opening onto Louis Lane including a new boundary wall to the rear and all ancillary works, all at 11 Louis Lane/rear 10 Leinster Road, (Protected Structure), Dublin.

Decision

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

Reasons and Considerations

The proposed mews dwelling on a restricted and confined site, with limited access on a narrow, uneven, unsurfaced laneway, would not comply with the standards for mews dwelling as set out in Section 15.13.5 of the Dublin City Development Plan 2022-2028. Furthermore, the proposed development would constitute overdevelopment of this restricted plot, and result in a substandard amount of private open space being retained with the main dwelling, a Protected Structure at number 10 Leinster Road, which is in multiple occupancy. It is considered, therefore, that the proposed development, and the precedent that it would set for the subdivision of curtilages of Protected Structures, would be contrary to the proper planning and sustainable development of the area.



Mary Henchy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 10th day of July 2023.