



An  
Bord  
Pleanála

**Board Order**

**ABP-316340-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3161/23**

**Appeal** by Ray Hanley and Deirdre Markey care of Joan McElligott of 13 Lauderdale Terrace, New Row South, Dublin against the decision made on the 29<sup>th</sup> day of March, 2023 by Dublin City Council to grant subject to conditions a permission to Paul Geraghty care of Lionel French Architects of Unit 10, 42 Rosemount Park Drive, Rosemount Business Park, Ballycoolin Road, Dublin.

**Proposed Development:** Addition of a two-storey detached structure to the rear of the back garden of the existing protected residential dwelling structure. The proposed structure is to be used as a residential garage at ground floor level with two number car parking spaces and vehicular access (existing) to the rear laneway and as an artist's studio at first floor level. Also associated site and drainage works and the addition of solar panels at roof level of the proposed structure, all at 116 St. Lawrence Road, Clontarf, Dublin (a protected structure).

## **Decision**

**REFUSE permission for the above proposed development for the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development, and the pattern of development on neighbouring sites, it is considered that, by reason of its scale, height, massing and a proposed design with extensive high level glazing and external first floor access in the western elevation, the proposed development would be overbearing, obtrusive and intrusive, would seriously injure the residential amenities of properties in the vicinity, and would be contrary to the Z2 zoning – Residential Neighbourhoods (Conservation Areas) – ‘to protect and/or improve the amenities of residential conservation areas’ as set out in the Dublin City Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Stephen Bohan**

**Member of An Bord Pleanála**

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

Dated this *14<sup>th</sup>* day of *March* 2024.