



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3195/23

APPEAL by Andrew Brown care of Derek Whyte of Great Connell, Newbridge, County Kildare against the decision made on the 3rd day of April, 2023 by Dublin City Council to refuse permission.

Proposed Development: Sub-division of existing site to construct a detached two-storey three-bedroom house with single storey element to rear, connection to public foul sewer and all associated site works, all at side of Number 2 Riverside Park, Clonshaugh, Dublin.

Decision

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

Reasons and Considerations

The Dublin City Development Plan 2022 - 2028 requires, as set out in Section 15.13.3 which relates to Infill/Side Garden housing developments, that the planning authority has regard to criteria, as outlined, for any new corner/side garden dwelling to demonstrate compatibility of design and scale with adjoining dwellings, paying attention to the established building line in addition to giving due regard to the criteria for open space standards for both existing and proposed dwellings. Having regard to the prominent and exposed location of this corner site, it is considered that the proposed development, by reason of its scale, form, and design, would be visually obtrusive, would breach the established building line along Clonshaugh Road, would reduce the openness of the established streetscape and would provide an unacceptable level of remaining usable private open space for the current and future occupants of the parent dwelling (Number 2 Riverside Park). The proposed development would, as a result, seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

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

Dated this  day of  2023.