



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3337/23

APPEAL by John and Patricia Craddock care of John Flynn Architect of Unit 19 G2, Docklands Innovation Park, East Wall Road, Dublin against the decision made on the 2nd day of May, 2023 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Permission is sought for the following works: convert existing attic to one bedroom apartment with balcony and smoke vent in roof facing Clontarf Road, form new access stairs at rear with new flat roof over second floor level, remove existing first floor mansard structure at rear to facilitate new access stairs with new rendered façade, and carry out changes to internal first floor and ground floor layouts to area at light well and rear to office areas and to create accessible wc at rear ground floor, all at 326 Clontarf Road, Dublin.

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 prominent location of the site, it is considered that the third storey as proposed would be visually incongruous in terms of design, height and scale, would seriously injure the visual amenities of the area, would be contrary to policies SC5 'Urban Design and Architectural Principles' and SC19 'High Quality Architecture' of the Dublin City Development Plan 2022-2028, and would, therefore, 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 *29th* day of *September* 2023.