

An  
Bord  
Pleanála

## Board Order ABP- 317364-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3456/23**

**Appeal** by Nicola Greene of 55 Kylemore Avenue, Ballyfermot, Dublin against the decision made on the 22<sup>nd</sup> day of May, 2023 by Dublin City Council to grant permission subject to conditions to Cristian Trofin of 53 Kylemore Avenue, Ballyfermot, Dublin for the proposed development.

**Proposed Development:** Permission for a first floor Utility Room (6.1 square metres) over the existing ground floor extension to rear, all at 53 Kylemore Avenue, Ballyfermot, Dublin.

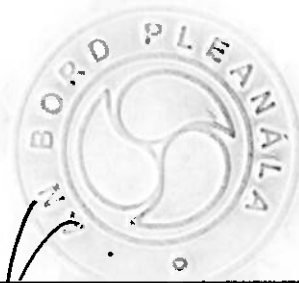
### **Decision**


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

## Reasons and Considerations

Having regard to the proposed location of the utility room structure between the first floor bedroom and the proposed external rear wall, it is considered in this particular instance, that the proposed development would not accord with the principles and objectives as set out in Appendix 18; Section 1 ; Residential Extensions of the Dublin City Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed development would result in an inappropriate design response in terms of ensuring an appropriate level of residential amenity for the occupants of the applicant's dwelling, that of 53 Kylemore Avenue.



  
Mary Cregg

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

Dated this 19<sup>th</sup> day of October 2023