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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3527/23**

**APPEAL** by Pandorus Limited care of CDP Architecture of 4 The Mall, Lower Main Street, Lucan, County Dublin against the decision made on the 31<sup>st</sup> day of May, 2023 by Dublin City Council to refuse a permission.

**Proposed Development:** Permission for demolition of the existing vacant bungalow and existing rear shed and the construction of four number two-storey terraced houses. Each new dwelling consisting of two number bedrooms and home office, over two storeys, with private rear gardens for each house and two number parking spaces for each dwelling, all with associated landscaping, boundary treatments, drainage and site work at 346 Kildare Road, Crumlin, Dublin.

**Decision**

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

## Reason and Consideration

Having regard to the Z1 zoning objective for the site 'to protect, provide and improve residential amenities' and Section 15.5.2 (Infill Development) of the Dublin City Development Plan 2022 to 2028, and also having regard to the scale, mass, design, height and proportions of the proposed development, and the setting back of the proposed four dwellings behind the established building line and the provision of eight number perpendicular parking spaces at this location, the Board considered that the development would be over-bearing, out of scale and out of character in comparison with the prevailing architectural context and would appear visually incongruous on the streetscape. The proposed development would, therefore, by itself and by reason of the undesirable precedent it would set for similar development in the area be contrary to the proper planning and sustainable development of the area.



**Tom Rabbette**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this <sup>8<sup>th</sup></sup> day of **APRIL** 2024.