



An  
Bord  
Pleanála

## Board Order ABP-317603-23

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3722/23**

**Appeal** by Peter Monahan of Frankfort Lodge, 70 Inchicore Road, Dublin against the decision made on the 4<sup>th</sup> day of July, 2023 by Dublin City Council to refuse permission.

**Proposed Development:** Change of use of the detached single storey structure of 40 square metres in existing rear garden from workshop to residential use: the structure to accommodate one double-bedroom, living room with kitchenette and bathroom; all accommodation to be ancillary to the main dwelling, the removal of existing metal roof for the construction of a new pitched slate roof, installation of eight solar panels to new roof and all associated site works, all at Frankfort Lodge, 70 Inchicore Road, Dublin.

### Decision

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

## Reasons and Considerations

Having regard to the nature and location of the detached workshop proposed for change to residential use, it is considered that the proposed development would result in the provision of substandard residential accommodation that would not be ancillary to the established dwelling on this site and would be contrary to Section 7, Appendix 18 of the Dublin City Development Plan 2022-2028. The proposed development would not provide for an appropriate standard of residential accommodation or residential amenity, as per Policy QHSN6 (Urban Consolidation) and Section 15.13.4 (Backland Housing) of the development plan, would seriously injure the residential amenity of the established dwelling and property in the vicinity of the site and would, therefore, be contrary to the proper planning and sustainable development of the area.



*Stewart Logan*

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**Stewart Logan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

Dated this *14* day of *November* 2023.