



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 5288/22

APPEAL by Jackie and Edmond Moloney care of PMCA Architecture and Planning of 104 Francis Street, Dublin against the decision made on the 29th day of June, 2023 by Dublin City Council to refuse permission.

Proposed Development: Demolition of an existing single storey ground floor extension and out-building to side and rear and the construction of a part single storey and part two-storey extension to the rear and side with alterations to existing internal layouts at ground, first and second floor levels of the existing three-storey dwelling and all associated site works at 28 Gilford Road, Sandymount, 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 its scale, form and design, the proposed extension would conflict significantly with that of the existing dwelling and would have a significant adverse impact on the character of the existing dwelling and the adjoining dwelling Number 26 Gilford Road, it is considered the proposal would be visually incongruous and would have a significant detrimental impact on the visual amenities of the area, and would be contrary to the policies and objectives of the Dublin City Development Plan, 2022-2028, in particular Policy SC5 and those set out under Sections 1.2, 1.3, 1.4, 1.6 and 1.7 of Volume 2 of Appendix 18 of the Development Plan and the Z1 land use zoning objective for the area. The proposed development would, therefore, be contrary to the proper planning and development of the area.



Stephen Bohan

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

Dated this *3rd* day of *April* 2024

