

An  
Bord  
Pleanála

## Board Order

**ABP-317917-23**

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3925/23**

**Appeal** by Eoin and Jennifer Smartt care of CWPA Planning and Architecture of Unit 10, North Street Business Park, Seatown West, Swords, County Dublin against the decision made on the 3<sup>rd</sup> day of August, 2023 by Dublin City Council to refuse permission.

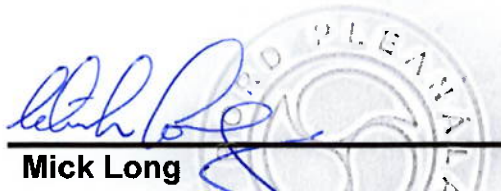
**Proposed Development:** Demolition of existing single storey garage and side pedestrian entrance gate (previously approved under planning register reference number 1519/04) and the construction of a two-storey, two-bedroom, four-person contemporary mews dwelling (circa 98 square metres), one number within curtilage car parking space with vehicular access via The Grove, Beach Avenue, Sandymount, Dublin, and all associated site works necessary to facilitate the development, all at rear of 22 Sandymount Road, Dublin.

### Decision

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

## Reasons and Considerations

The proposed development, by reason of its form, length, scale and design, would be overbearing and would unacceptably detract from the character and appearance of the residential conservation area. The proposed development would seriously injure the residential and visual amenities of dwellings in the vicinity, would contravene the provisions of Section 15.13.4 of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 28<sup>th</sup> day of May 2024.