An Bord Pleanála

Board Order

ABP-318146-23

Planning and Development Acts 2000 to 2022

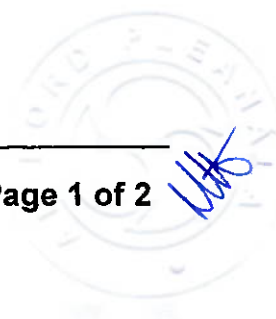**Planning Authority: Dublin City Council**

Planning Register Reference Number: 4147/23

Appeal by Pat and Susan McNamara care of David Moran Architects of 28-32 Pembroke Street Upper, Dublin against the decision made on the 6th day of September, 2023 by Dublin City Council to refuse permission.

Proposed Development: Construction of extension, shed and associated site works, all at 52 Copeland Grove, Clontarf, Dublin.

Decision

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

Reasons and Considerations

Having regard to the Z1 zoning objective for the site which seeks to protect, provide and improve residential amenities, and Section 1.0 (Residential Extensions) of Appendix 18 of the Dublin City Development Plan 2022-2028. which requires that extensions should not dominate the existing building and should normally be of an overall scale and size to harmonise with the existing house and adjoining buildings, and to the scale, mass, design, height and proportions of the proposed development, it is considered that the proposed development would be out of scale and out of character in comparison with the existing dwelling and the prevailing architectural context, would have a negative impact on the character of the existing dwelling and would appear visually incongruous on the streetscape. The proposed development would be contrary to the Z1 zoning objective pertaining to the site, would fail to comply with the provisions set out in Section 1 of Appendix 18 of the Dublin City Development Plan 2022-2028 in respect of residential extensions and, by itself and by reason of the undesirable precedent it would set for similar development in the area, would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 24 day of July 2024.