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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1655/23**

**APPEAL** by Therese Wright and James Murphy of 36B Chapelizod Hill Road, Chapelizod, Dublin against the decision made on the 26<sup>th</sup> day of September, 2023 by Dublin City Council to refuse permission.

**Proposed Development:** The demolition of a single storey side extension comprising walk in wardrobe, en suite bathroom and external storage area to existing two-storey detached dwelling to facilitate a new access road for the construction of a 2 storey, 3 bedroom detached dwelling comprising three number bedrooms, en suite bathroom, home office, utility, storage and bathroom at ground floor level, kitchen/dining/ living area, TV room, WC, hall and private terrace at first floor level, sunken enclosed courtyard and terraced garden, bike and bin store, external store and associated site works including two number parking spaces, all to the rear of existing two-storey detached dwelling; all at The Sheiling, 36B Chapelizod Hill Road, Chapelizod, Dublin.

**Decision**

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

## Reasons and Considerations

Notwithstanding the design quality of the dwelling proposed, the Board considered that the siting of the proposed dwelling in the original front garden of the existing dwelling on the site, forward of the original front building line of a row of dwellings, would result in a development that would conflict with the existing pattern of development in the area, would be visually incongruous given its front garden location and would set an undesirable precedent for similar developments in the area. The proposed development would, therefore, 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**

*9<sup>th</sup>*

**day of**

*July*

**2024.**