



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1660/23

APPEAL by Alan Gaynor care of A1 Architects of The Avila, 125 Drimnagh Road, Walkinstown, Dublin against the decision made on the 27th day of September, 2023 by Dublin City Council to refuse permission.

Proposed Development: 1. Erecting a new single-storey outbuilding for bike and storage with a flat roof at the front of the existing house. 2. Replacement of the existing sub-standard boundary wall facing Eglinton Road with a brick-finished wall with capping, along with all necessary site development works. The proposed boundary wall's height will match the existing brick entrance to Eglinton Square at 1 Eglinton Square, Donnybrook, Dublin.

Decision

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

Reasons and Considerations

The proposed development for which planning permission is sought differs materially from the existing characteristics of the appeal site and the statutory notice, in that works to the boundary wall have already been carried out and are partially completed. In this regard it is considered inappropriate to grant permission in a circumstance where the statutory description of the proposed development is not consistent with the existing status of the subject site. The Board noted the Inspector's findings on the proposed outbuilding, however, the wall forms part of the boundary of the proposed outbuilding and cannot be constructed independently of the wall. The proposed development would, therefore, be contrary to proper planning and sustainable development.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *22nd* day of *August* 2024