



An  
Bord  
Pleanála

## Board Order ABP-318370-23

### Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4300/23

**Appeal** by Jennifer Hynes care of Design and Consultancy Services of The Nook, Hillside, Kilcullen, County Kildare against the decision made on the 5<sup>th</sup> day of October, 2023 by Dublin City Council to grant subject to conditions a permission to Vasile Medves care of Daniel Kennedy of 4 Riverside Grove, Clonshaugh, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of an existing ground floor only extension to the rear of the existing house and replacing with a new ground and first floor extension, a new first floor extension to the side of the existing house extending the existing roof profile over, a new detached single storey extension in the rear garden to be used for games room, gym, storage and sensory room and all ancillary works, all at 240 Mourne Road, Drimnagh, 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 the location of the proposed extension right up to the south-west shared boundary and also having regard to the length and height of the south-west (side) elevation along this boundary, the Board considered that the proposed development would have an overbearing impact on number 238 Mourne Road and would set an undesirable precedent for similar developments that, if replicated, would result in the coalescing of two or more terraced blocks along Mourne Road. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission subject to conditions, the Board considered that the proposed development would have an overbearing impact on the appellant's dwelling; the Board were not satisfied that this matter could be addressed by way of condition. The Board also considered that alternative design solutions could provide the additional residential accommodation on the application site without adversely impacting on adjoining property.



**Tom Rabbette**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 27<sup>th</sup> day of June 2024.