

An  
Bord  
Pleanála

## Board Order ABP-318625-23

### Planning and Development Acts 2000 to 2022

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1129/23**

**Appeal** by David and Hilary Van Dessel care of Downey of 29 Merrion Square, Dublin against the decision made on the 9<sup>th</sup> day of November, 2023 by Dublin City Council to grant permission subject to conditions to Paula McCarthy care of Brennan Furlong Architects and Urban Planners of Vernon House, 2 Vernon Avenue, Clontarf, Dublin for the proposed development.

**Proposed Development:** Demolition of the existing garden shed and construction of a new detached two storey, one bedroom mews dwelling with a pitched roof, to the rear garden of the existing dwelling, pedestrian and vehicular entrance with off-street car port accessible from adjacent laneway 'Hollybrook Mews' (between Hollybrook Park and Hollybrook Court Drive), balcony to the front of the dwelling (facing Hollybrook Mews), four number skylights, one number to the side south facing roof plane, two number to the side north facing roofplane with one number to the rear east facing roofplane, along with solar panels to the south facing roof plane. All the above to be undertaken along with all associated site and landscaping works, at site to the rear of existing dwelling at 19 Hollybrook Road, Clontarf, Dublin. Further public notices were received by the planning authority on the 13<sup>th</sup> day of October, 2023.



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## 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 relevant provisions of the Dublin City Development Plan 2022-2028, to the pattern of development in the area and to the specific nature, scale and extent of the proposed development and its positioning on the site, it is considered that the mews dwelling would constitute an unacceptable form of development at this location, by reason of overbearance in relation to adjoining property and by reason of a poor disposition, form and quality of amenity space for the proposed mews dwelling itself. The proposed development would provide an unsatisfactory standard of residential amenity for its future occupants, would seriously injure the amenities of the adjoining residential property and would, therefore, in its current form be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

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

Dated this

*25<sup>th</sup>* day of *June*

**2024.**