



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4549/23

APPEAL by James Fitzgerald care of Danny Kennedy of 4 Riverside Grove, Dublin against the decision made on the 22nd day of November, 2023 by Dublin City Council to refuse permission.

Proposed Development: Demolition of existing garage to the rear of the existing property. The construction of one number new detached partial two-storey, flat-roofed, two-bed dwelling to the rear of the existing house/site with one, off street, car parking space and one number bicycle space with pedestrian, bicycle and vehicular access from Phillipsburg Avenue and all ancillary works, all at 1 Foyle Road, 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, by reason of its poor site layout, poor quality design and poor quality private open space, in combination with the inefficient and unnecessary allocation of space to car parking provision in an urban setting, would provide a poor standard of residential amenity for future occupants of the development and would be contrary to the guidance for Infill Development, as set out in Section 15.13.3 and Private Open Space as set out within Section 15.11.3 of the Dublin City Development Plan 2022-2028 and the Z1 "Sustainable Residential Neighbourhoods" zoning objective of that development plan pertaining to the site which seeks 'to protect, provide and improve residential amenities'. The proposed development would, therefore, be contrary to the provisions of the development plan and to the proper planning and sustainable development of the area.



The image shows a handwritten signature in blue ink, which appears to read 'Mick Long', written over a circular official stamp. The stamp contains the text 'AN BORD PLEANÁLA' around the perimeter and a stylized logo in the center.

Mick Long

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

Dated this 1st day of July 2024.