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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2033/23**

**APPEAL** by Stephanie Regan care of Liam Scott of 9 Kilbarrack Road, Raheny, Dublin against the decision made on the 26<sup>th</sup> day of January, 2024 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Demolition of an existing garage and the construction of one two-storey building, consisting of one two bed house along the west side of 9 Kilbarrack Road, one on-site car parking space accessed from the existing entrance on the Kilbarrack Road, and the construction of one new vehicular entrance to number 9 Kilbarrack Road garden from the existing lane at the East side of 9 Kilbarrack Road. The materials proposed are in keeping with the materials of the adjacent properties with self-finished windows and red terracotta roof tile. The house will be provided with private gardens front and rear, all at 9 Kilbarrack Road, Raheny, Dublin.


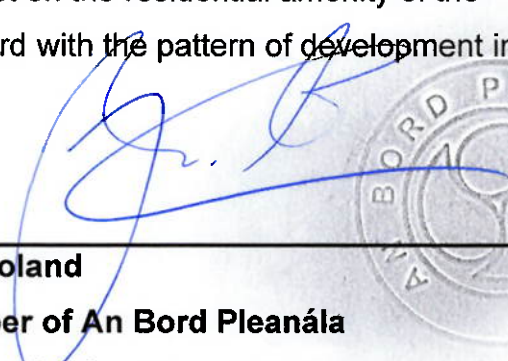
**Decision**

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

## Reasons and Considerations

1. The proposed development of an infill dwelling, which would sit substantially forward of the front building line of number 11 Kilbarrack Road, due to its proximity, scale and appearance would have a substantial and negative impact on the residential amenity of number 11 in terms of visual amenity, overbearance and overshadowing. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.
2. The proposed development would, in its design, form and materials be a visually discordant, obtrusive and incongruous structure on the streetscape, would be out of character with the pattern of development in the area, would be contrary to the policies of the Dublin City Development Plan 2022-2028 relating to infill developments and, by the precedent established would seriously injure the residential amenities of the area. Therefore, the proposed development would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority that the proposed development would have a significant negative effect on the residential amenity of the adjoining property and would not accord with the pattern of development in the area.



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**Joe Boland**

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

Dated this 4<sup>TH</sup> day of September 2024.