



An
Bord
Pleanála

Board Order

ABP-319206-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4950/23

Appeal by Niall Byrne care of Edward Fitzgerald Selby of 122 Butterfield Avenue, Rathfarnham, Dublin against the decision made on the 8th day of February, 2024 by Dublin City Council to refuse permission.

Proposed Development: Demolition of five square metres and the retention of 42 square metres of the partially unauthorised garden building (36 square metres is authorised under planning register reference number 3241/18) and the construction of an 11.5-square-metre extension to the garden building adjoining it to the existing dwelling. The existing and proposed use is ancillary family accommodation, all at 66 Clanmaurice Road, Donnycarney, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

Having regard to the configuration, layout and function of the proposed development and development proposed to be retained, it is considered that the ancillary accommodation would act as a separate dwelling unit to the rear of the existing residential property. The proposed development and development proposed to be retained would be contrary to the provisions of Section 7 of Appendix 18 of the Dublin City Development Plan 2022-2028, regarding Ancillary Family Accommodation, and, as such, would constitute an inappropriate form of development which would set an undesirable precedent for future development in the area. The proposed development and development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this 12th day of February 2025.