

An
Bord
Pleanála

Board Order

ABP-319734-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3319/24

Appeal by Noel McCarthy of 153 Ashcroft, Raheny, Dublin against the decision made on the 23rd day of April, 2024 by Dublin City Council to grant subject to conditions a permission to Anthony and Karen Kane care of GAP Architects of 53 Carndonagh Park, Donaghmede, Dublin.

Proposed Development: New single-storey flat roof extension to the front of the existing house plus all associated site works, all at 154 Ashcroft, Raheny, Dublin.

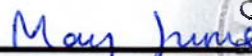
Decision

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

Reasons and Considerations

Having regard to the General Design Principles for extensions, as set out in Section 1.1 of Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022-2028, the nature and scale of the proposed development in relation to the existing building line, and the location of the existing subject dwelling forward of the adjacent dwelling to the north, it is considered that the proposed development, which would result in a further extension forward of the existing building line, would be visually dominant, would give rise to a reduction in sunlight and daylight to the adjoining property, and would have an adverse impact on the residential and visual amenity of the neighbouring property. 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, the Board considered that the proposed extension would have a negative impact on the established visual and residential amenity of the neighbouring property.



Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 17 day of December 2024.