



An
Bord
Pleanála

Board Order

ABP-319753-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3301/24

Appeal by John Fetherston care of MoD Architects of 7 Seafields Avenue, Warrenpoint, County Down against the decision made on the 23rd day of April, 2024 by Dublin City Council to refuse permission.

Proposed Development: Construction of a single storey building on land adjacent to 18 Kilkieran Court, consisting of one number two-bed dwelling (60 square metres), together with cycle parking and bin storage, all adjacent to 18 Kilkieran Court, Cabra West, Dublin.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, it is considered that, by reason of its location in the front garden of number 18 Kilkieran Court and its relationship therewith, the restricted overall size of the site, and the design and layout proposed, the proposed development would result in an unsatisfactory standard of residential amenity in terms of failure to provide for adequate private open space for future occupants, and of overlooking into number 18 resulting in an unacceptable impact on the residential amenities of that property. Furthermore, the proposed development would fail to provide for adequate defensible space behind the public footpath, which combined with the unsatisfactory relationship with number 18, would result in a substandard form of development at this location by reason of haphazard and disorderly development, and would represent overdevelopment of a restricted site. The proposed development would fail to comply with Section 15.11.3 (Private Open Space) and Section 15.13.3 (Infill/Side Garden Housing Developments) of the Dublin City Development Plan 2022-2028, would set an undesirable precedent for similar development in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

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

Dated this 12 day of November 2024.