

An  
Bord  
Pleanála

## Board Order ABP-319802-24

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### Planning and Development Acts 2000 to 2022

**Planning Authority:** Dublin City Council

**Planning Register Reference Number:** 3367/24

**Appeal** by BGTS Holdings Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 2<sup>nd</sup> day of May, 2024 by Dublin City Council to refuse permission.

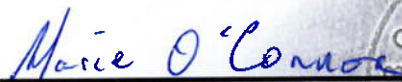
**Proposed Development:** Construction of a two-storey one-bedroom mews dwelling. The dwelling is a one-bed unit with living/kitchen/dining room, bathroom and storage at ground floor and one number bedroom with en-suite and roof terrace at first floor. Pedestrian access to the development will be provided from Blessington Place via St. Joseph's Place. Provision of private outdoor amenity space in the form of a rear garden and terrace which features a 1.8-metre obscure glazed screen at first floor level. Drainage, landscaping and all associated ancillary works necessary to facilitate the development, all at rear of 23 Blessington Street, Dublin.

### Decision

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

## Reasons and Considerations

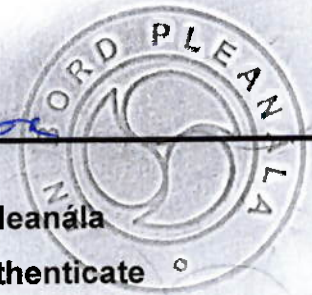
Having regard to the Dublin City Development Plan 2022-2028 and the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024), it is considered that, by reason of the restricted overall site size, the proximity to the permitted dwelling at 23 Blessington Street, and the design and layout proposed, the proposed development would result in an unsatisfactory standard of residential amenity in terms of lack of adequate private open space for future occupants of the permitted development at 23 Blessington Street and of the proposed mews dwelling, by reason of the poor quality layout, lack of adequate storage and inadequate private open space. Furthermore, the proposed development would also be subject to significant overbearing from surrounding properties and would itself have an overbearing effect on the rear of 22 Blessington Street. The proposed development would be contrary to Section 15.11.1 and Section 15.13.5 of the Dublin City Development Plan 2022-2028 and to SPPR 1 and SPPR 2 of the Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024), would set an undesirable precedent for similar development in the vicinity, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Marie O'Connor**

**Member of An Bord Pleanála**

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



**Dated this 25 day of October 2024.**