

An
Bord
Pleanála

Board Order
ABP-319818-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1265/24

APPEAL by Emma Dunne care of Geoffrey Whelan Architects of 128 Cork Street, The Liberties, Dublin against the decision made on the 1st day of May, 2024 by Dublin City Council to refuse permission.


Proposed Development: (1) Demolition of an existing lean-to single storey extension to the front and side, (2) demolition of two lean-to garden sheds to the rear and side, (3) construction of a single storey front extension to existing house to provide additional living accommodation at ground floor, (4) construction of a new pitched roof two storey end of terrace house and all associated site works, (5) new vehicular access and pedestrian access points from Brandon Road, one additional car parking space and amendments to boundary fence for provision of private residential open space, and (6) renovation and alterations to the existing house including roof structure and all associated site works, all at 162 Brandon Road, Drimnagh, Dublin.

Decision

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

Reasons and Considerations

The proposed development by reason of its design and scale would constitute overdevelopment of a limited site area and would result in inadequate open space provision for the residents of the existing and proposed dwelling. The development therefore fails to accord with SPPR2 (Minimum Private Open Space Standards for Houses) in the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities, and Section 15.11.3 (Private Open Space) of the Dublin City Development Plan 2022-2028. The Board considered, therefore, that the proposed development would seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.



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

Dated this 15th day of Jan 2025.