



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1401/24

APPEAL by Catriona and Seán Curran care of McNevin Design Architects of Office 2, Eden Business Centre, Grange Road, Rathfarnham, Dublin against the decision made on the 31st day of May 2024 by Dublin City Council to refuse permission.

Proposed Development: Revisions to previously approved planning permission (WEB1778/23): Revisions include: (1) removal of two number dormers to front/side and installation of one number dormer to side and two number rooflights to front/side; (2) demolition of existing extension to side circa 12.5 square metres and construction of new utility space circa 17.5 square metres (3) widening of existing vehicular access and (4) minor elevational alterations and all associated site works, at 24 Greenfield Park, Donnybrook, Dublin.

Decision

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

Reasons and Considerations

Having regard to the Dublin City Council Development Plan 2022-2028, and to the Z1 zoning of the site to protect, provide and improve residential amenities, the proposed new northeast dormer to the side was considered to be prominent and incongruous to the overall design and streetscape. This proposed dormer, being orientated to directly face the adjacent property some 3.5 metres from the boundary at first floor level was considered to negatively impact the residential amenity of the neighbouring dwelling and therefore contravene the Z1 zoning objective of the site.

Having regard to the Dublin City Development Plan 2022 – 2028, the proposed widening of the existing vehicular entrance to 3.6 metres would be contrary to Appendix 5, Section 4.3.1 of the development plan regarding dimensions of parking in front gardens, which states that the maximum width permitted for vehicular entrances serving a single residential dwelling shall be at most 3.0 metres. The Board considered the development would, therefore, set an undesirable precedent for similar developments and would 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 concurred with the assessment of the planning authority in this regard and considered the proposed dormer to the northeast would not be sympathetic to the overall design of the dwelling and would, notwithstanding its lack of glazing, be visually dominant by virtue of its prominence relative to the neighbouring dwelling.

In addition, while the Board refused the application to widen the entrance for the reason set out above and as contained in the Inspector's assessment, it did not fully concur with the Inspector's recommended reasons for refusal that this increase in width of the vehicular entrance by 0.6 metres would cause the loss of a formal 'pay and display' car parking space along the public road. The Board therefore omitted Policy SMT25 and Appendix 5, Section 4.1 as a reason for refusal.

Eamonn James Kelly

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Member of An Bord Pleanála

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



Dated this *25th* day of *November*, 2024.