



An
Bord
Pleanála

Board Order
ABP-320710-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3837/24

APPEAL by Iarla Morehampton Teoranta care of Kane Architecture of 6 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 6th day of August 2024 by Dublin City Council to refuse permission.

Proposed Development: Retention permission for a single storey, pitched roof, modular, two-bedroom, residential unit, to the rear of and within the curtilage of an existing three-storey terraced house, a protected structure in a conservation area at 65 Morehampton Road, Dublin.

Decision

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

Reasons and Considerations

1. The residential development proposed for retention, by reason of the inadequate quality and quantity of private open space provision, and the limited length of the proposed rear gardens to serve both the principal house and the residential unit that is proposed to be retained would provide poor quality amenity for future occupants for this reason and set an undesirable precedent for a similar type of development in the area. The development proposed to be retained would be contrary to Section 15.11.3 'Private Open Space' of the Dublin City Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The residential development provides an inadequate provision of floor areas and therefore an unacceptable level of qualitative standard in which would be contrary to the Department of Environment, Heritage and Local Government Guidelines 'Quality Housing for Sustainable Communities' (2007). The development proposed for retention would provide a substandard residential amenity for occupiers for this reason, and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The Board also considered number 65 Morehampton Road contributes positively to the historic urban form and character of the area, forming part of an area of special architectural character. The proposed retention of the residential unit, by way of its design, materials and scale, would have a detrimental effect on the character and setting of the special architectural character of the Protected Structure and its setting, would be contrary to Policy BHA2 'Development of Protected Structures' of the Dublin City Development Plan, 2022-2028, and would seriously injure the visual amenities and architectural and historical interest of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 23rd day of January 2025