



An  
Bord  
Pleanála

**Board Order**  
**ABP-320926-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2087/23**

**APPEAL** by James Coyle care of MFA Architects of 229 Clonliffe Road, Drumcondra, Dublin against the decision made on the 2<sup>nd</sup> day of September, 2024 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of two wooden storage units in the patio to the front of the property at 1 Sydenham Road, Ballsbridge, Dublin.

## **Decision**

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

## Reasons and Considerations

It is considered that the retention of the two number storage units to the front of number 1 Sydenham Road would be visually injurious to the character of number 1 Sydenham Road, and Sydenham Road generally, due to their visual prominence and poor-quality design and substandard materials. Having regard to the character and pattern of development in the area, and to the planning history relating to the subject site, it is considered that the retention of the storage units would be detrimental to the character of this established residential area, would be contrary to the policies and objectives of the Dublin City Development Plan relating to lands zoned Z1 (Sustainable Residential Neighbourhoods), and would be likely to set a precedent for other substandard developments in private open spaces to the front of dwellings in the vicinity. The retention of the storage units would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly  
Eamonn James Kelly

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



Dated this 28<sup>th</sup> day of February, 2025.