

An
Bord
Pleanála

Board Order ABP-320984-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4025/24

Appeal by William Salinger care of Jason Walsh Architectural and Engineering Services of 12 Ard Mor Crescent, Tallaght, Dublin against the decision made on the 9th day of September, 2024 by Dublin City Council to refuse permission.

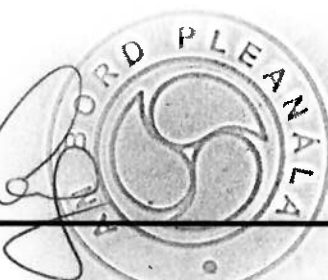

Proposed Development: Detached dormer bungalow with vehicular entrance onto Willow Park Avenue and all associated site works, all on site at rear of 62 and 62A Glasnevin Avenue, Glasnevin, Dublin.

Decision

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

Reasons and Considerations

Having regard to the Z1 residential zoning for the area, as set out in the Dublin City Development Plan 2022-2028, the form, scale, bulk and design of the proposed development, and its proximity to existing residential development, it is considered that the proposed development would be excessive for the particular site, would have an overbearing impact on the adjacent residential development, and would provide a low level of residential amenity for future residents in terms of the quality of private open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

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

Dated this ^{12th} day of February 2025.