



An
Bord
Pleanála

Board Order
ABP-321041-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3021/24

APPEAL by Linda Olin care of David Moran of 28-32 Pembroke Street Upper, Dublin against the decision made on the 16th day of September, 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Construction of one number two bedroomed three-storey dormer style house (attic store and plant area) and SUDs unit on site together with widened vehicular access at site between 50-52 Jamestown Road, Finglas, 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 Z1 zoning objective and Section 15.13.3 Infill/Side Garden Housing Developments of the Dublin City Development Plan 2022-2028, it is considered that the proposed infill development fails to have sufficient regard to the character and scale of the existing dwellings on either side due to its scale, height, and roof profile, would appear visually incongruous in the immediate streetscape, and would therefore seriously injure the amenities of properties in the vicinity contrary to the Z1 zoning objective. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 14 day of April 2025.