

An
Bord
Pleanála

Board Order ABP-320163-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3567/24

Appeal by Caroline Donohue care of Ray MacDonnell Architects of 54 Dunville Avenue, Ranelagh, Dublin against the decision made on the 17th day of June, 2024 by Dublin City Council to refuse permission.

Proposed Development: Protected Structure: For 40 square metres lower ground floor rear garden room living/study extension, including nine square metres side addition circulation/storage, plus four square metres, replacement of existing boiler room; upper ground floor 20 square metres rear bedroom/side bathroom/storage and four square metres return replacement; first floor 14 square metres rear sunroom with lightwell; internal modifications, elevational changes, widened vehicular access and pedestrian gate to front railings, ground works to gardens and yards, all to single dwelling over basement at 42 Leeson Park, Ranelagh, Dublin.

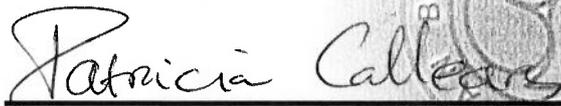
Decision

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

P.C.

Reasons and Considerations

Having regard to the existing relationship between the subject property and numbers 9 and 10 Winton Road, which are also protected structures, it is considered that the proposed extension directly abutting the party boundary would unduly interfere with access to light to windows and access for maintenance and servicing purposes to windows and to the various service installations in the rear wall of those houses. The proposed development would be contrary to development plan Policy BHA2(c) which seeks to protect protected structures from any works that would negatively impact their special character and appearance. The proposed development 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 07 day of March 2025.