

An
Bord
Pleanála

Board Order
ABP-321037-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1413/24

APPEAL by Rosemount (Glandore Road) Management CLG and Aidan Smyth care of RML Planning of 3 David Road, Drumcondra, Dublin against the decision made on the 25th day of September, 2024 by Dublin City Council to grant permission, subject to conditions to Gary O'Malley care of Kevin Tiernan, Planning Consultant, 19 Aranleigh Gardens, Rathfarnham, Dublin.

Proposed Development: Construction of two four-bedroom semi-detached houses each with a dormer window to the rear on the second floor and two Velux windows to the front roof area. New vehicular access from Glandore Road with off-street parking, all on a plot in the rear garden of Saint Mary's Lodge, 5B Griffith Avenue, Dublin.


Decision

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

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Reasons and Considerations

Having regard to sections 15.13.3 (Infill /Side Garden Housing Developments) and 15.13.4 (Backland Housing) of the Dublin City Development Plan 2022-2028, and to the limited detail in relation to the proposed boundary treatments and separation distances to adjoining residential developments it is considered that there was a lack of clarity as regards the potential for overlooking of the private open space of the adjoining properties, thereby potentially causing injury to their residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Marie O'Connor
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this 20 day of February 2025.