



An
Bord
Pleanála

Board Order ABP-321513-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4347/24

Appeal by Stephen Dodrill of 51 Edenmore Crescent, Raheny, Dublin against the decision made on the 10th day of December, 2024 by Dublin City Council to grant subject to conditions a permission to Eamonn Morris care of GAP Architects of 53A Carndonagh Park, Dublin.

Proposed Development: Construction off a new infill single storey, two-bedroom detached house, plus all associated site works, including new vehicle entrance, all at site adjacent to 39 and 41A Edenmore Crescent, Raheny, Dublin.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, in particular Policy QHSN10 (Urban Density) which promotes residential development having regard to the need to successfully integrate with the character of the surrounding area, Section 15.5.2 (Infill Development), and Section 15.13.3 (Infill/Side Garden Housing Developments), it is considered that the proposed development would not be in harmony or compatible with established building lines, would not successfully integrate with the built context and the character and appearance of the area, and, having regard to the poor quality and usability of the proposed private open space, would negatively impact on the amenity levels of future occupants of the proposed development. Furthermore, it is considered that the proposed development would be visually obtrusive and would seriously injure the existing residential amenities of number 41A Edenmore Crescent. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was mindful of the potential for infill development at this site, but, having regard to the provisions of the Dublin City Development Plan 2022-2028, in particular Policy QHSN10, which promotes residential development having regard to the need to successfully integrate with the character of the surrounding area, and Section 15.5.2 concerning Infill Development, and Section 15.13.3 which concerns Infill/Side Garden Housing Developments, the Board considered that the proposed development would not be in harmony or compatible with established building lines, and would not successfully integrate with the built context and the character and appearance of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board also considered that the proposed development would be visually obtrusive and seriously injure the existing residential amenities of number 41A Edenmore Crescent, and it would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board also considered, having regard to Policy QHSN10 of the Dublin City Development Plan 2022-2028, which promotes residential development having regard to the need for high standards of urban design and architecture, that the poor quality and usability of the proposed private open space, would negatively impact on the amenity levels of future occupants of the proposed development and would, therefore, be contrary to the proper planning and sustainable development of the area.



MaryRose McGovern

Member of An Bord Pleanála

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

Dated this *28th* day of *February* 2025.