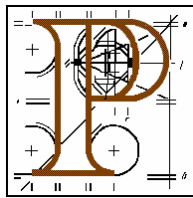


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2013

## South Dublin County

**Planning Register Reference Number: SD13B/0219**

An Bord Pleanála Reference Number: PL 06F.242662

**APPEAL** by Mark Cunningham care of Masterplan Associates of 14A Knockmeenagh Road, Newlands Cross, Dublin against the decision made on the 14<sup>th</sup> day of October, 2013 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Modifications to previous permission planning register reference number SD11B/0236 for construction of four number two storey semi-detached houses with eight number parking spaces with new bridge to Whitechurch Road and associated landscaping and drainage works. Change of roof type from gable end to pitched roof and increase in height by 775 millimetres to create a second storey with one number window to front elevation and one number velux to front and side roof and three number high level velux rooflights to rear roof. Minor internal alterations to include two number windows to side gable at ground floor and associated works at Capri, Whitechurch Road, Rathfarnham, Dublin.

## DECISION

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

## MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## REASONS AND CONSIDERATIONS

1. The proposed development, by reason of its excessive height and bulk and its steeply pitched roof profile, would constitute an incongruous and visually obtrusive form of development on a site of limited depth from front to rear. The proposed development would, therefore, seriously injure the visual amenity of the established residential development in the vicinity and particularly that of the adjoining houses to the west at Willbrook Lawn. The proposed development would, accordingly, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would contravene, materially, a condition attached to a previous permission for development at this site under South Dublin County Council planning register reference number SD11B/0236. This condition requires that the overall ridge height of the proposed houses should be 7,650 millimetres as previously permitted under An Bord Pleanála appeal reference number PL 06S.235823 (South Dublin County Council planning register reference number SD09A/0055). It requires also that the proposed attic space should be used for storage purposes. This condition is considered to be reasonable having regard to the height, scale and character of the surrounding residential development. The proposed development would, accordingly, be contrary to the proper planning and sustainable development of the area.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                    day of                    2014.**