



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0213

APPEAL by William Murphy and Breda Shier care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 28th day of August, 2019 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Four houses of two by two-storey and two by two-storey dormer houses, with associated parking and private open space at Wynyard, Foxborough Manor, Balgaddy, Lucan, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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

Having regard to the provisions of the 'Quality Housing for Sustainable Communities - Best Practice Guidelines' issued by the Department of the Environment, Heritage and Local Government in 2007, in particular Table 5.1, it is considered that the design of the proposed dwellings would provide insufficient aggregate living space and would constitute a substandard form of development. The proposed development would seriously injure the amenity of the future occupants and would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

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

Dated this day of 2020.