



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19B/0487

APPEAL by Shane Casey care of H2B Architects of Kildalkey, Moyview, County Meath against the decision made on the 20th day of February, 2020 by South Dublin County Council to refuse permission to Shane Casey.

Proposed Development Alterations to previously granted permission SD17A/0023 for enlargement of house to front, side and rear by one metre to allow additional space needed to accommodate a third bedroom and all associated site works, all at 1 Wheatfield Crescent, Clondalkin, 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 design and layout of the proposed development, and in particular the layout and room sizes of the accommodation at first floor level, it is considered that the proposed development would not comply with the minimum floor area requirements for a three-bedroom dwelling, as set out in paragraph 11.3.1 of the South Dublin County Development Plan 2016 - 2022 and the Best Practice Guidelines for Quality Housing for Sustainable Communities, issued by the Department of the Environment, Heritage and Local Government in 2007. The proposed development would, therefore, result in a sub-standard form of development which would seriously injure the residential amenities of future occupants, would be contrary to the requirements of the Development Plan and the Best Practice Guidelines for Quality Housing for Sustainable Communities, and would 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.