



An
Bord
Pleanála

Board Direction
BD-001292-18
ABP-302033-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, of a second family house on this site, on lands zoned 'RU' – "To protect and improve rural amenity and to provide for the development of agriculture" in the current Development Plan for the area, would be contrary to rural housing policy to restrict the spread of dwellings and to focus such housing into existing settlements. The applicants have not demonstrated exceptional circumstances which would justify the grant of planning permission for an additional house, in circumstances where they currently reside in a large house on a family site. The proposed development would be contrary to the proper planning and sustainable development of the area.
2. Tibbradden Road, from which the development takes access, lacks public footpaths and public lighting. The alignment, width and heavily-trafficked nature of the road is not conducive to walking or cycling. The proposed development would require the use of a private car to access the most basic of services. The additional traffic movements which this development would generate on such a substandard road, where there has already been significant development of one-off houses, would endanger public safety by reason of traffic hazard and obstruction of road users.

3. The junction of Tibbradden Road with the R116 Regional Road at Rockbrook is substandard in terms of alignment, sight visibility and layout. Additional turning movements, which would be generated by this development would endanger public safety by reason of traffic hazard and obstruction of road users.
4. The section of the house closest to Tibbradden Road, would be unduly prominent when viewed from that road, arising from proximity of the building to the roadside boundary and the height of the structure at this location. The proposed development would, therefore, detract from the rural appearance and be detrimental to, the visual amenities of this area, which is zoned 'RU' – "To protect and improve rural amenity and to provide for the development of agriculture". Arising from loss of mature trees on site, and the necessity to excavate into the site to facilitate house construction and drainage works, there is a concern that the proposed development would detract from the character of the River Dodder and Glenasmole Valley Landscape Character Area, as set down in the "Landscape Character Assessment for South Dublin County – 2015".

Board Member

Date: 09/10/2018

Michelle Fagan