

An  
Bord  
Pleanála

**Board Direction**  
**BD-019802-25**  
**ABP-321410-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/05/2025.

The Board decided to make a split decision, to

- (1) grant permission for the retention of the rear gateway access to the garden to the public footpath, for the following reasons and considerations and subject to the following conditions for retention of the rear gateway entrance.

### **Reasons and Considerations (1)**

Having regard to the provisions of the South Dublin County Development Plan 2022-2028, and the scale, design and location of the development proposed to be retained, it is considered that, subject to compliance with the condition set out below, the rear gateway entrance would not impact negatively on the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Condition**

The rear gateway access from the garden to the public footpath shall be retained in accordance with the plans and particulars lodged with the application.

**Reason:** In the interest of clarity.

**and**

- (2) refuse permission for the retention of the family flat extension

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

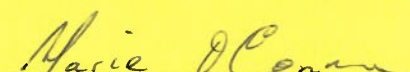
## **Reasons and Considerations (2)**

1. The family flat proposed to be retained would be contrary to Section 2.3.4 of the South Dublin House Extension Design Guide (2025) by reason of its design, scale, and finishing materials. The development proposed to be retained would fail to integrate with the existing dwelling on site, would be out of character with the existing residential properties in the vicinity, would set a precedent for further inappropriate development in the vicinity, would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The family flat proposed to be retained would be contrary to Section 12.6.7 of the South Dublin County Development Plan 2022-2028 and Section 3.17 of the House Extension Design Guide (2025) as it would fail to achieve minimum residential development standards with regards to space provision and room sizes for dwellings. The family flat proposed to be retained would result in substandard accommodation, and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The family flat proposed to be retained would be contrary to Table 12.20 "Minimum Standards for Housing" of the South Dublin County Development Plan 2022-2028 as it would not allow for a minimum of 70 square metres of private open space for a dwelling with four or more bedrooms. The family flat proposed to be retained would result in substandard private open space



provision, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member:**

  
Marie O'Connor

**Date:** 28/05/2025