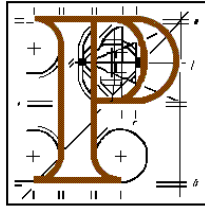


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0091

An Bord Pleanála Reference Number: PL 06S.245566

APPEAL by Tom and Kathy McCarthy care of Enda Fanning Architect of Dúnáras, Whitehall Road, Churchtown, Dublin against the decision made on the 7th day of September, 2015 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Demolition of an existing single storey porch to side of dwelling; the construction of a new wall with entrance door and window to the ground floor front elevation; the construction of new front boundary piers with off street car parking provided for two number cars and the construction of a new two storey dwelling in the side garden with new boundary walls, piers and off street car parking provided for two number cars at 14 Rushbrook Crescent, Templeogue, 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

Having regard to the pattern of development in the area, the restricted nature of the site, and to the proposed site layout and house design, it is considered that the proposed development would result in overdevelopment of this restricted site, would fail to provide a satisfactory quality of open space to occupants of both houses, and, by reason of the unattractive parking layout and loss of trees and proximity to a public park, would seriously injure the visual amenities of the area. The proposed development would fail to satisfy the zoning objective for the area in the current Development Plan, namely 'to protect and or improve residential amenities', and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.