

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0249

An Bord Pleanála Reference Number: PL 06S.245705

APPEAL by Louise Fitzgerald care of John O' Neill and Associates of 3 Irishtown Road, Dublin against the decision made on the 7th day of October, 2015 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of revised house design and site entrance of the previously approved 'two-storey dormer and septic tank with recessed entrance gate', planning register reference number SD07A/0291 granted on the 25th day of July, 2007, and extended under planning register reference number SD07A/0291/EP until the 6th day of September, 2017. The revised house design will include the construction of a contemporary two-storey four bedroom house with basement garage, the living area at ground floor with terraces to side and rear of the house and master bedroom at first floor with balcony to the rear elevation. The site entrance has been relocated to the eastern corner of the site, all at Glebe, Redgap, Rathcoole, County 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

Policy H42 of the South Dublin County Council Development Plan 2010-2016 seeks that dwellings shall be subservient to the rural landscape to protect rural amenity. This policy is considered to be reasonable. It is considered, by reason of its design, excessive scale and use of a stone clad podium level, and notwithstanding landscaping measures proposed in response to the Board's section 137 request, the proposed development would be an inappropriate intervention on this sloping rural site, would be contrary to Policy H42 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.