

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0023

An Bord Pleanála Reference Number: PL 06S.246464

APPEAL by Thomas and Margaret Nugent care of Green Design Build of 142 Upper Leeson Street, Dublin against the decision made on the 21st day of March, 2016 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: A new pedestrian access to Grove Road, the relocation and a new vehicular access to Cypress Lawn, a new detached two-storey plus attic house with dormer to rear and bay windows to front, porch, three number velux windows to rear, two parking spaces and associated works to side of 2 Cypress Lawn, 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

The proposed development is located in an area zoned 'A' in the current South Dublin County Development Plan for which the objective is "to protect and improve residential amenity". Due to the scale of the proposed house, the three-storey front and side façades, it is considered the proposed house does not provide attractive visual interest in a way that successfully turns the corner, would be visually oppressive and out of character with the surrounding area, and the general neighbourhood pattern of development and it would adversely impact on visual amenities of the area and be contrary to the provisions of section 1.2.30.i Policy H17 of the said plan relating to Corner Site Developments as the scale does not respect the adjoining developments and surrounding area. The proposed development would, therefore, seriously injure the residential amenities of the area and of property in the vicinity and would 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.