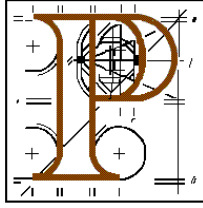


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16B/0075

An Bord Pleanála Reference Number: PL 06S.246626

APPEAL by Suzanne Finnegan care of John Gilchrest of Meelick, Kilmore, Carrick-on-Shannon, County Roscommon against the decision made on the 3rd day of May, 2016 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Extension of the width of the driveway, widening of the dished paving between the road and footpath by 2.9 metres, and removal of a section of the owner's wall which runs along the public footpath at 49 Brookvale Downs, Rathfarnham, 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 nature of the existing front boundary and vehicular access and the pattern of such arrangements in the vicinity, it is considered that the proposed development would seriously injure the residential amenities of the area and would not be in accordance with the policies as set out in the South Dublin County Council Development Plan 2016-2022. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, having regard to the policies of the said South Dublin County Council Development Plan and the pattern of development in the area, the proposed development would seriously injure the residential amenities of the area.

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

Dated this day of 2016.