

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0374

An Bord Pleanála Reference Number: PL 06S.246863

APPEAL by John Canniffe and others care of Duignan Dooley Architects of 62 Brighton Square, Rathgar, Dublin against the decision made on the 9th day of June, 2016 by South Dublin County Council to grant subject to conditions a permission to Finchcrest Limited care of Mackay Architecture Design of 22 Oakley Grove, Blackrock, County Dublin.

PROPOSED DEVELOPMENT: Construction of two number three bedroom semi-detached dwellinghouses, attendant site works and landscaping in the side garden of number 25 Cypress Grove South, 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 established pattern of development of the area and to the criteria set out in section 11.3.2 of the South Dublin County Development Plan 2016-2022 it is considered that the proposed development would represent over-development of the subject site resulting in a sub-standard layout of the accommodation and inadequate parking arrangements and landscaping provision. The proposed development would, therefore, seriously injure the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board disagreed that the proposed development would provide a satisfactory standard of amenity to future occupiers.

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

Dated this day of 2016.