

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0216

An Bord Pleanála Reference Number: PL 06S.247040

APPEAL by Sean Ashe and Inma Aznar Asensio care of O'Donnell Designed of Seaview, Carrabawn, Westport, County Mayo against the decision made on the 12th day of July, 2016 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Revisions to house design previously granted under planning register reference number SD10A/0035 (Construction of new single storey dwelling and associated site works adjacent to existing two-storey dwelling, at 33 Dargle Wood, Knocklyon, 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 and the scale of development proposed, it is considered that the proposed development, by reason of its scale and proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of overbearing impact and overshadowing. The proposed development 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.