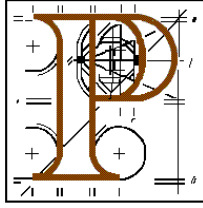


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0167

An Bord Pleanála Reference Number: PL 06S.247046

APPEAL by Harold Daly care of Martin Brennan Architecture of 37A Cill Éanna, Raheny, Dublin against the decision made on the 12th day of July, 2016 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: New detached two-storey dwelling on a new site at rear of the existing house and ancillary site works including a new drive-in from Whitehall Road and off-street parking for the new and existing houses, all at Number 66 Whitehall Road West, Perrystown, 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

1. The proposed development would constitute backland development which would, by reason of its two-storey height adjacent to dwellings to the north, seriously injure the residential and visual amenities of property in the vicinity by reason of proximity, overshadowing, overlooking and overbearing impact. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would represent piecemeal backland development of a long rear garden. The development as proposed does not include any level of site analysis or other supporting information that would demonstrate whether a comprehensive backland redevelopment, in conjunction with other adjoining long rear garden sites, utilising existing access lanes and proposed vehicular access from Kimmage Road West could, or could not, be achieved. This site analysis and other supporting information is a requirement of Sections 11.3.2(i) and 11.3.2(iii) of the South Dublin County Development Plan 2016-2022. The proposed development would represent an unsustainable use of zoned serviced lands and would contravene the aforementioned requirements of the said development plan 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.