

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**South Dublin County**

**Planning Register Reference Number: SD14A/0194**

An Bord Pleanála Reference Number: PL 06S.247085

**APPEAL** by Annette and Alan Ritchie care of James McInerney of 8 Rochford Park, Kill, Naas, County Kildare against the decision made on the 22<sup>nd</sup> day of July, 2016 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Erection of three bed bungalow, installation of wastewater treatment plant and percolation area, stormwater disposal, new vehicular access and walling, well, landscaping and ancillary site works at McDonaghs Lane, Glenaraneen, Brittas, County 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 site is located in an area with the zoning objective HA-DM “To protect and enhance the outstanding natural character of the Dublin Mountain area”, set out in the South Dublin County Development Plan 2016-2012 where it is the policy of the planning authority to restrict residential development, and also in an area identified as being under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. It is considered that the applicant does not come within the scope of the exceptional circumstances outlined under Policy H23 Objective 1 set out in the development plan for a house at this rural location. The proposed development would, therefore, materially contravene the zoning objective for the area and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the location of the proposed development within a visually vulnerable landscape which is under strong development pressure, it is considered taken in conjunction with the existing development in the general vicinity, the proposed development would be a further addition of suburban-like sporadic development, would be visually obtrusive when viewed from the south and west, and would adversely affect the character and amenity of the landscape, and would detract to an undue degree from the rural character and scenic amenities of the area and the lower slopes of the Dublin Mountains. It is considered, therefore, that the proposed development would be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2016.**