

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**South Dublin County**

**Planning Register Reference Number: SD16A/0312**

An Bord Pleanála Reference Number: PL 06S.247577

**APPEAL** by Laure Kehoe care of Rory Kissane Architectural Design of 1 Old Fair Green, Dunboyne, County Meath against the decision made on the 24<sup>th</sup> day of October, 2016 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** The construction of a single storey four bedroom detached dormer dwelling (circa 318 square metres), along with new treatment plant and percolation area, access through existing entrance granted planning permission under planning register reference numbers SD15A/02 and SD02/0180 and along existing right of way to site and adjoining lands and all other ancillary site development works at Redgap, Rathcoole, County Dublin. This proposed development is within the curtilage of a protected structure (Saint Catherine's Well reference number DU 021-040).

## **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 RU “To protect and improve rural amenity and to provide for the development of agriculture’, where it is the policy of the planning authority to restrict residential development, and is 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 in Policy H22 Objective 1 set out in the development plan for a house at this rural location. The proposed development would, therefore, contravene the zoning objective for the area and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to the intensification of use of an existing vehicular entrance and driveway, and potential conflict with the use of the shared agricultural vehicular entrance and access, it is considered that the proposed development would lead to additional traffic turning movements onto a narrow substandard road and would endanger public safety by reason of a traffic hazard.
3. The proposed backland development, involving extensive site development works to alter the natural contours of the site, would detract from the rural character of the area and would conflict with the requirements of the Housing Policy 27 and Section 11.3.4 of the South Dublin County Development Plan 2016-2022 in relation to the design and siting of rural dwellings. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Section 11.3.4(ii) - 'Rural Housing Design' states that 'a minimum road frontage of 60 metres should be provided for all new dwelling sites in rural areas' as set out in the South Dublin County Development Plan 2016-2022. The road frontage of the proposed house would be significantly below this required minimum roadside frontage. The proposal would, therefore, be contrary to Development Plan policy and 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            2017.**