

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

South Dublin County

Planning Register Reference Number: SD16A/0055

An Bord Pleanála Reference Number: PL 06S.247687

APPEAL by Alan Fitzgerald and others care of 27 Hunters Court, Hunterswood, Ballycullen, Dublin and by Hunterswood Management Company Limited care of 2HQ Consulting Engineers Limited of Office 6, Block 9, Burnell Court, Mayne River Road East, Northern Cross, Malahide Road, Dublin against the decision made on the 8th day of November, 2016 by South Dublin County Council to grant subject to conditions a permission to Colm Perry care of Tom Good of 387 Navan Road, Ashtown, Dublin.

PROPOSED DEVELOPMENT: Erection of one number four bedroom three-storey detached dwelling with new access via Hunters Avenue, one number four bedroom two-storey detached dwelling and two number three bedroom two-storey semi detached dwellings with new site access via Hunters Court (four dwellings in total). Works to include all associated infrastructure and site development including drainage, landscaping and boundary treatments, all on site located to the rear of 665 Ballycullen Cottages, (with access via Hunters Avenue and Hunters Court), Ballycullen Road, 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. It is considered that certain works necessary to the completion of the proposal, in the main the provision of parking spaces were being provided on an area outside of the area of the application and that the applicants had not established or asserted their ownership of the area in question. In these circumstances, it is considered that the Board is precluded from giving further consideration to the granting of permission for the proposed development.
2. It is considered that, having regard to the materials being used in the proposed development in combination with the design incorporating low mono-pitched roofs and an incongruous three-storey building facing Hunter's Avenue, and generally shallow rear garden depths, the proposed development would seriously injure the visual amenities of the area and the amenities of properties in the vicinity. The proposed development would, therefore, 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 considered that the proposal was not of a sufficiently high standard of finish and considered that certain areas outside of the area shown as the site boundary were necessary to its successful completion.

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

Dated this day of 2017.