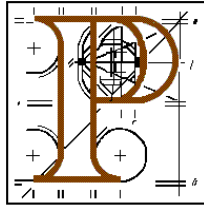


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

South Dublin County

Planning Register Reference Number: SD16A/0349

An Bord Pleanála Reference Number: PL 06S.247781

APPEAL by Cora Hennelly and others care of 113 Esker Lawns, Lucan, County Dublin and by Eamon and Deirdre Brennan of "Clonard", Esker Hill, Lucan, County Dublin against the decision made on the 1st day of December, 2016 by South Dublin County Council to grant subject to conditions a permission to Sharon O'Brien care of CDP Architecture of 4 The Mall, Main Street, Lucan, County Dublin.

PROPOSED DEVELOPMENT: Demolition of an existing side extension to the west and rear shed to the north of the existing house, the construction of two number new two-storey semi detached three bedroom houses to the west of the site and two number new vehicular access off Lucan-Newlands Road and Esker Lawns Road together with the relocation of the existing driveway of 17 Esker Lawns, with associated site works and new boundary walls, all at 17 Esker Lawns, Lucan, 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

Having regard to -

- (a) the pattern of development in the vicinity,
- (b) the design of the proposed two houses which is considered to be incongruous, and not in-keeping with the two-storey, semi-detached, fully-hipped tile roof design of houses in the immediate vicinity,
- (c) the desirability of providing vehicular access to the proposed houses from Esker Lawns,
- (d) the absence of detailed and satisfactory information in relation to connection(s) to public watermains,
- (e) the absence of satisfactory arrangements for the disposal of surface water from the proposed development,
- (f) the substandard nature of the rear garden of the most westerly of the pair of houses proposed,

it is considered that the proposed development would seriously injure the residential and visual amenities of the area, would be prejudicial to public health, and would, therefore, be contrary to the proper planning and sustainable development of the area.

qd

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

Dated this day of 2017.