

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**South Dublin County**

**Planning Register Reference Number: SD16B/0253**

An Bord Pleanála Reference Number: PL 06S.247943

**APPEAL** by Michael Ryan of 54 Woodlawn Park Drive, Firhouse, Dublin against the decision made on the 10<sup>th</sup> day of January, 2017 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention of the existing boundary wall which is part of the original garage structure and replace with a single storey extension with external finishes to match existing, internal alterations and associated site works at 54 Woodlawn Park Drive, Firhouse, 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 the proposed extension being located in part over an existing 750 millimetre diameter public surface water sewer, the Board considered that the site does not have the capacity to accommodate an extension to the side of the existing dwelling with satisfactory separation distances to the surface water sewer. The proposed development would set an undesirable precedent for further such development, would be prejudicial to public health and would, therefore, 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            2017.**