



An
Bord
Pleanála

Board Order
PL 06S.248130

Planning and Development Acts 2000 to 2016

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD16A/0423

Appeal by John Burke care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 7th day of February, 2017 by South Dublin County Council to refuse permission.

Proposed Development: Demolition of an existing two-storey brick and render finish detached dwelling and a single storey detached garage. The construction of a replacement three-storey over garden level detached dwelling to accommodate a multifunctional room at garden level, a kitchen, dining room, living rooms and a games room at ground floor, four number bedrooms with bathrooms on the first floor and an attic studio space, all in lieu of demolished structures. A new landscape rear garden to include new raised balcony, decks, and patio areas, a new landscaped front garden, parking area for three number cars, and the construction of new entrance walls, piers, and gates increasing the existing vehicle entrance width. Removal of the existing on-site septic tank and the installation of a new proprietary wastewater treatment unit with the construction of a new surface water percolation area, to replace existing surface water drainage. All at "Ormond", number 26 Scholarstown Road, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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 proposed development would seriously injure the residential amenities of adjoining property by reason of overlooking and loss of privacy from the proposed ground floor decking/terrace and the 1st floor terrace to the rear elevation and would, therefore, contravene materially the RES zoning objective for the area as set out in the South Dublin County Council Development Plan 2016-2022, which seeks to protect and/or improve residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

