

Board Order PL 06S.248173

Planning and Development Acts 2000 to 2017 Planning Authority: South Dublin County Council Planning Register Reference Number: SD16A/0371

Appeal by Paul Van Cauwelaert care of Axis Architecture of 19 High Street, Tullamore, County Offaly against the decision made on the 17th day of February, 2017 by South Dublin County Council to grant subject to conditions a permission to Peter Grogan and Mary Mullany care of PDN Associates of 10 The Stiles Road, Clontarf, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: A detached structure consisting of two number two-storey, dormer style, three bedroom dwellings, with tiled roof, front and back. Dwellings to be built to the side of the existing house with separate driveway and off-street parking at 28 Hollyville Lawn, Palmerstown, 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

Having regard to the two-storied nature of the proposed houses, and their location behind the established building lines set by the adjoining houses on either side, and having regard to the restricted site area, it is considered that the proposed development would represent significant overdevelopment of a confined site, and would fail to conform to the established pattern of development in the area. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would 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 proposed development was not acceptable, for the reasons and considerations set out in the order, and did not agree with the Inspector that the development would not seriously injure the amenities of property in the vicinity, including, in particular, the amenities of the existing dwelling at number 27 Hollyville Lawn, notwithstanding the amendments made to the orientation of the development at further information stage.

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

Dated this day of

2017