

Board Order PL 06S.248660

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0098

Appeal by Francis Edmonds care of AKM Designs of Unit 4, Orchard Business Centre, 2009 Orchard Avenue, Citywest Business Campus, Dublin against the decision made on the 16th day of May, 2017 by South Dublin County Council to refuse permission.

Proposed Development: A detached three-storey three-bedroom dwelling to side garden, new vehicular entrance and car parking, new boundary walls and all associated site works at number 2 Dunmore Lawns, Kingswood, 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. Having regard to the prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form, fenestration, materials and design, including the use of a mansard roof, would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
- 2. The proposed development of three storeys would set an undesirable precedent for other similar development, which would in themselves and cumulatively, be harmful to the residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018

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