

Board Order PL 06S.248971

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17B/0183

Appeal by Joan Sherry of 33 Priory Way, Whitehall Road, Terenure, Dublin against the decision made on the 6th day of July, 2017 by South Dublin County Council to refuse permission.

Proposed Development: The erection of a 2nd storey extension at rear at number 33 Priory Way, off Whitehall Road, Terenure, 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 pattern of development in the vicinity of the site, the height and bulk of the proposed first floor extension and its proximity to the rear facing elevation and rear garden of the adjoining residential property at number 7 Priory Way across the northern boundary of the site, it is considered that the proposed development would give rise to an unacceptably overbearing impact and level of overshadowing of this residential property at number 7 Priory Way. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and 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 2017

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