



An  
Bord  
Pleanála

**Board Order**  
**PL 06S.249032**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: D17B/0195**

**Appeal** by Meimei Lin care of Daniel Lennon of 14 The Warren, Malahide County Dublin against the decision made on the 14<sup>th</sup> day of July, 2017 by South Dublin County Council to refuse permission.

**Proposed Development:** (A) New vehicular entrance driveway, two number car park spaces, (B) single storey kitchen, dining, bathroom and utility extension to rear of existing dwelling including rooflights and (C) detached single storey family flat located adjoining rear boundary and comprising one bedroom lounge, kitchen and bathroom including rooflights at number 99 Saint Peter's Road, Walkinstown, 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 location of the proposed entrance immediately adjacent to the signalised junction at Saint Peter's Road and Saint James's Road and the existing cycle lane, it is considered that the additional traffic associated with the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed detached family flat would materially contravene the provisions of the South Dublin County Development Plan and specifically Section 11.3.3 (ii) which seeks to ensure that family flats are linked directly to the main dwellinghouse and are temporary in nature. The proposed development 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**