



An
Bord
Pleanála

Board Order
PL 06S.249244

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0204

Appeal by Fiona Brady care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 14th day of August, 2017 by South Dublin County Council to refuse permission.

Proposed Development: A detached single storey, three-bedroom dwelling with sedum roof with photovoltaic panel above and a north facing balcony with a combined vehicular access off the public road with the existing dwelling on site, biocycle wastewater treatment system, well and all associated ancillary drainage, landscaping and site development works necessary to facilitate the development. Permission is also sought for a replacement biocycle wastewater treatment system to serve the existing dwelling on site. All at Crockaunadreenagh, Rathcoole, County 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. It is the policy of the planning authority as set out in the current South Dublin County Development Plan to restrict the spread of dwellings into rural RU zoned areas, and to ensure that any new residential development in rural areas is designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape. These policies are considered to be reasonable. The proposed development, notwithstanding the quality of the house design proposed, would be in conflict with these policies because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and contribute to the build-up of ribbon development in an open rural area which has very little capacity to absorb future dwellings. This would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

