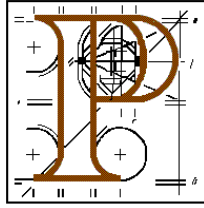


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**South Dublin County**

**Planning Register Reference Number: SD17A/0306**

An Bord Pleanála Reference Number: ABP-300260-17

**APPEAL** by Colin Redmond care of Patrycja Rogala of 207 The Park, Clon Brugh, Sandyford, Dublin against the decision made on the 24<sup>th</sup> day of October, 2017 by South Dublin County Council to refuse permission to the said Colin Redmond.

**PROPOSED DEVELOPMENT:** Single storey one-bedroom dwelling at the rear garden, demolishing existing garage and associated site works all at 23 Marian Park, Rathfarnham, Dublin.

## **DECISION**

**REFUSE permission for the above proposed development based on 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 area, subdivision of the site would represent inappropriate piecemeal backland development which would conflict with the established pattern and character of development in the area, contrary to Section 11.3.2(iii) of the South Dublin County Development Plan 2016-2022. Furthermore, the proposed development would set an undesirable precedent for similar subdivision of sites on the street and would consequently affect the character of and injure the amenities of the area and would, therefore, 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.**