



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0305

APPEAL by Tom and Rachel Gill of 25 Ballyroan Heights, Rathfarnham, Dublin against the decision made on the 4th day of May, 2018 by South Dublin County Council to refuse permission.

Proposed Development Construction of a detached two-storey house to rear of existing house with new driveway and including widened road access for existing house at 25 Ballyroan Heights, Rathfarnham, 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 location of the site to the rear of an existing dwelling and in close proximity to existing and proposed dwellings, it is considered that the proposed development, by reason of the scale, bulk and height of the two-storey element would seriously injure the residential amenities of property in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the concerns of the inspector with regard to the bulk and appearance of the two-storey section of the house and the size and extent of the roof which would render it domineering and overbearing when viewed from surrounding property. The Board decided that it was not appropriate to deal with this matter by way of condition.

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

Dated this day of 2018.