



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0124

APPEAL by Aoife and Eoin Ryan care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 11th day of June, 2018 by South Dublin County Council to refuse permission.

Proposed Development: Construction of one part single storey, part two-storey, split level four bedroom detached residential dwelling, relocation of the existing entrance to 'Elsmere' to provide a new shared entrance for 'Elsmere' and the proposed dwelling and all associated site works necessary to facilitate the development including a proprietary effluent treatment system, all on lands at, 'Elsmere', Tibbradden Road, Rockbrook, 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. The proposed development, of a second family house on this site, on lands zoned 'RU' – "To protect and improve rural amenity and to provide for the development of agriculture" in the current development plan for the area, would be contrary to rural housing policy to restrict the spread of dwellings and to focus such housing into existing settlements. The applicants have not demonstrated exceptional circumstances which would justify the grant of planning permission for an additional house, in circumstances where they currently reside in a large house on a family site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Tibbradden Road, from which the development takes access, lacks public footpaths and public lighting. The alignment, width and heavily-trafficked nature of the road is not conducive to walking or cycling. The proposed development would require the use of a private car to access the most basic of services. The additional traffic movements which this development would generate on such a substandard road, where there has already been significant development of one-off houses, would endanger public safety by reason of traffic hazard and obstruction of road users.
3. The junction of Tibbradden Road with the R116 Regional Road at Rockbrook is substandard in terms of alignment, sight visibility and

layout. The additional turning movements, which would be generated by this development, would endanger public safety by reason of traffic hazard and obstruction of road users.

4. The section of the house closest to Tibbradden Road, would be unduly prominent when viewed from that road, arising from the proximity of the building to the roadside boundary and the height of the structure at this location. The proposed development would, therefore, detract from the rural appearance and be detrimental to, the visual amenities of this area, which is zoned 'RU' – "To protect and improve rural amenity and to provide for the development of agriculture". Furthermore, arising from loss of mature trees on site, and the necessity to excavate into the site to facilitate house construction and drainage works, there is a concern that the proposed development would detract from the character of the River Dodder and Glenasmole Valley Landscape Character Area, as set down in the "Landscape Character Assessment for South Dublin County – 2015". The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.