



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0250

Appeal by Stuart and Anne Ruttle care of Dempsey Architects of Apartment 13 'Liffey', Cois Abhainn, Salins Road, Clane, County Kildare against the decision made on the 6th day of September, 2018 by South Dublin County Council to grant subject to conditions permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Internal alterations to convert part of the existing previously extended five bedroomed house back to a three bedroom house with a proposed single storey rear extension, new pedestrian side entrance gate, repositioning of the entrance door and of the vehicular entrance piers, to demolish the existing garage and construct a two-storey side and rear extension to form a new semi-detached four bedroomed house with its own vehicular entrance at 31, Idrone Park, Knocklyon Woods, Templeogue, Dublin.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 2(i)(a) and 2(i)(c) and the reason therefor.

Reasons and Considerations

Having regard to the established character and pattern of development in the vicinity of the site including the height of the existing boundary wall separating the rear gardens of proposed house Number 31 Idrone Park and the existing house at Number 29 Idrone Park and to the height, scale and orientation of the proposed extension to the rear of Number 31 Idrone Park it is considered that the proposed extension would not seriously injure the residential amenities of the area by reason of visual intrusiveness or overshadowing. Furthermore, on the basis of the submissions made in connection with the planning application and the appeal, it is considered that Bedroom Number three serving house Number 31 Idrone Park is adequate in area to serve for its intended purpose.

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.

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

Dated this day of 2019.