



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0383

APPEAL by Derek McDonnell care of Doyle Kent Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 17th day of December, 2018 by South Dublin County Council to refuse permission.

Proposed Development: (a) Demolition of three bed single storey bungalow including removal of an on-site septic tank; (b) provision of two three-storey blocks - Block A consisting of three two-bed ground floor apartments each with a three bed two-storey duplex unit above, Block B - four two bed ground floor apartments each with a three bed two-storey duplex unit above all accessed through relocated entrance from Ballymount Road to the sites south-eastern boundary. The development will also include associated landscaping, on-site car parking, services and utilities, drainage, paving and all site development works, all at Suncroft House, Ballymount Road, Ballymount, 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. Having regard to the design, scale and layout of the public and private amenity spaces serving the development, in particular the lack of adequate private amenity space to serve the apartment units in Block A, the poor amenity of the private space to serve the apartment units in Block B and the general deficiency in provision of public open space and poor layout of the area at the north-east corner of the site, it is considered that the proposed development would be contrary to Housing Policy 12 (Public Open Space), Housing Policy 13 (Private and Semi Private Open Space) and Housing Policy 15 (Privacy and Security) of the South Dublin County Development Plan, 2016-2022. The proposed development would, therefore, result in a substandard form of residential development for future occupants of the development, would seriously injure the amenities of existing adjoining residential properties and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the scale, design and layout of the proposed development, in particular the use of staircase and deck access arrangements to access upper floor duplex units and the proximity of the blocks to site boundaries, it is considered that the proposed development would have a significant negative impact on the residential amenities of surrounding properties by virtue of overlooking, overbearing visual impact and loss of privacy. The proposed development would, therefore, seriously injure the amenities and be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.