



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18B/0488

APPEAL by James and Sarah Fitzpatrick care of Kotarchitects of 7-9 Clarence Street, Dún Laoghaire, County Dublin against the decision made on the 24th day of January, 2019 by South Dublin County Council to refuse permission.

Proposed Development: Construction of a ground floor entrance porch and skylight above with change of windows to the front; a ground floor rear extension comprising of alterations and demolition works including the removal of a rear shed; a first floor flat roofed dormer extension providing first floor habitable accommodation, including raising of roof ridge to rear and sides hosting photovoltaic panels and a strip roof light to the front of the property at 38, Mount Alton, Knocklyon, 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 first floor extension, when viewed from the public road, would contravene the South Dublin County Council House Extension Design Guide (2010), and consequently, H18 Objective 1 of the South Dublin County Council Development Plan 2016-2022 which refers to the necessity, in relation to residential extensions, to protect residential and visual amenities of the area. The proposed development would, therefore, seriously injure the amenities of property in the vicinity.
2. The proposed development would be prejudicial to public health, in the absence of any evidence to indicate the suitability of the soil on site to facilitate soakway(s) for disposal of surface water, in accordance with the Greater Dublin Regional Code of Practice for Drainage Works.

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

Dated this day of 2019.