



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0321

APPEAL by Sandra and Denise Kelly care of Collins Maher Martin of Dodder Park Road, Rathfarnham, Dublin against the decision made on the 19th day of March, 2019 by South Dublin County Council to refuse permission.

Proposed Development: Construction of four two-bedroom single storey, semi-detached, short let, self-catering tourist accommodation units and use of the existing two-bedroom bungalow as caretaker residential accommodation and all ancillary landscape and site services works at Church View, Church Road, Saggart, Co. Dublin. Further public notices were received by the planning authority on the 20th day of February, 2019.

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 number of units proposed, the proximity of these units to site boundaries and to the existing dwelling on the site, the inter relationship between the proposed units and potential for direct overlooking arising and the size and layout of the private amenity spaces, it is considered that the proposed development would constitute overdevelopment of the site, would seriously injure the residential amenities of adjoining properties and result in a substandard level of amenity for future occupants of the proposed development. The proposed development would, therefore, be contrary to the residential zoning objective for the site and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.