



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19B/0028

APPEAL by Margaret Kavanagh care of H.K. O'Daly and Associates of Kingswood, Naas Road, Clondalkin, Dublin against the decision made on the 27th day of March, 2019 by South Dublin County Council to refuse permission to Margaret Kavanagh.

Proposed Development Family flat extension at the rear and all ancillary works at 12 Birchview Heights, Kilnamanagh, 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 limited size of the site and the scale of development proposed, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the house and would result in overdevelopment of the site by reason of inadequate provision of good quality open space to the rear of the dwelling. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the design, height and layout of development proposed, it is considered that the proposed extension, by reason of its scale, bulk and proximity to the neighbouring site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining property to the south by reason of visual obtrusion. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.