



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0058

APPEAL by Matt and Lucia Barnes care of Matt Barnes Architect of Coolamber, Stocking Lane, Ballyboden, Dublin against the decision made on the 17th day of April, 2019 by South Dublin County Council to refuse permission to the said Matt and Lucia Barnes.

Proposed Development Four number five-bedroom, three-storey houses of 170 square metres; five number duplex units in a three-storey block, consisting of one number one-bed unit, three number two-bed units and one number three-bed unit, with new vehicular access and associated site works at site adjacent to Coolamber, Stocking Lane, 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 siting and orientation of Unit numbers 3 and 4 and the scale and proximity of these units relative to the existing adjoining dwelling 'Coolamber', it is considered that the proposed development would constitute overdevelopment of the site and have a negative impact on the amenity of future occupants of 'Coolamber' by reason of overlooking, overbearing visual impact and visual intrusion. The proposed development would, therefore, seriously injure the amenities of property in the vicinity, would be contrary to the residential zoning objective of the site and of the protection of residential amenity and would be contrary to the proper planning and sustainable development of the area.

2. The location of, and access to, the area of public open space at the southern end of the site is such that it would result in a substandard layout and level of residential amenity by virtue of being poorly supervised with a poor distinction between public and private areas and inadequate integration into the overall development. The proposed development would, therefore, seriously injure the amenities of future occupants of the development, would be contrary to the provisions of the “Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns and Villages)”, issued by the Department of the Environment, Heritage and Local Government in May, 2009, and particularly section 7 (Layout) and section 8 (Public Realm) of the accompanying Urban Design Manual, and would be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2019.