



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19/A0132

APPEAL by Brian and Edwina Fowler care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 11th day of June, 2019 by South Dublin County Council to refuse permission.

Proposed Development: Demolition of existing garage/store and construction of single storey detached one bedroom bungalow to rear of existing dwellings, upgrading of existing vehicular entrance to site with revision to boundary wall height and all associated site works, all on a site to rear of 108/108a Wheatfield Road, 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

Having regard to the zoning objective for the site which is 'To protect and/or improve residential amenity', and the requirements for private amenity space as set out in Section 11.3.1(iv) 'Dwelling Standards' Table 11.20 of the South Dublin County Development Plan 2016 – 2022, it is considered that the proposed development would result in a substandard residential unit and would seriously injure the amenities of the future occupants and of adjoining residential property. The proposed development would, therefore, 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.