



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0109

APPEAL by Mark and Jean Berney of 16 Carrigmore Close, Aylesbury, Tallaght, Dublin against the decision made on the 19th day of August, 2019 by South Dublin County Council to grant subject to conditions a permission to JAS Ventures care of Studio Designsquared Architects of The Warehouse, 12 Richmond Row, Portobello, Dublin.

Proposed Development: Construction of a three-storey building to provide two one bed apartments at ground floor level; two two bed duplex apartments at first and second floor level including vehicular access and car parking to front gardens and all associated site works, all on a site adjacent to 23 Carrigmore View, Aylesbury, Tallaght, Dublin. The proposed development was revised by further public notices received by the planning authority on the 22nd day of July, 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 limited size of the usable floor areas in conjunction with the limited aspect from fenestration in the roof of the bedrooms on the second floor, the Board was concerned that the proposed development would result in an unsatisfactory standard of residential amenity for future occupants. The proposed development would, therefore, seriously injure the residential amenities of the area and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the bedrooms within the attic space provided a satisfactory quality of residential amenity for future occupants of the apartments in terms of the usable floor area with adequate height and the limited aspect or view from the rooflight fenestration, in comparison with the proposals for these rooms that were initially submitted with the proposed application.

Maria FitzGerald
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.