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**Planning and Development Acts 2000 to 2019**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD19B/0336**

**APPEAL** by Tom Kerslake care of Liam Cullen Design and Planning of 44 Ballinteer Crescent, Dublin against the decision made on the 17<sup>th</sup> day of October, 2019 by South Dublin County Council to refuse permission.

**Proposed Development:** Retention of single storey standalone home office and games room (floor area = 37.2 square metres) located to the rear of the property at 29A Fernwood Lawn, Tallaght, 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 scale of the building proposed to be retained, and the area of private open space afforded to the existing house on the site which is significantly below the minimum standards as set out in the current South Dublin County Development Plan, Section 11.3.1(iv) and Table 11.20 of the Plan, it is considered that the scale of the building proposed to be retained would constitute an overdevelopment of the site and would not comply with the 'RES' land use zoning objective which seeks to improve and/or protect residential amenity. The development proposed to be retained would seriously injure the visual and residential amenities of the established house and would be contrary to the proper planning and sustainable development of the area.

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**Michelle Fagan**

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

**Dated this            day of            2020.**