



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0298

APPEAL by Aengus and Fiona Cullen care of Fenton Associates of Unit 13, The Seapoint Building, 44-45 Clontarf Road, Dublin against the decision made on the 18th day of November, 2019 by South Dublin County Council to refuse permission to the said Aengus and Fiona Cullen.

Proposed Development Retention of a single storey family farm house located on the applicants' farm holding, along with associated site development works. Development will be accessed via an existing roadway serving the existing farm, as previously permitted under planning reference number SD09A/0347. Permission is sought to re-clad the existing dwelling with white plastered blockwork and provision of slate roof to same, all on a site area of 0.24 hectares at Ballymana Lane, Kiltipper, 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

1. The site is located in an area with the zoning objective HA-DM “To protect and enhance the outstanding natural character of the Dublin Mountain Area”, where it is the policy of the planning authority to restrict residential development, and also in an area identified as being under strong urban influence in the “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in April, 2005. It is considered that the applicant has presented insufficient evidence to warrant a dwelling house at this rural location within the scope of the exceptional circumstances outlined under Policy H23 Objective 1, as set out in the South Dublin County Development Plan 2016-2022. The development for which permission proposed for retention is sought would, therefore, be contrary to the zoning objective for the area and be contrary to the proper planning and sustainable development of the area.

2. Having regard to the elevated location of the development proposed for retention in an area designated as 'outstanding natural character of the Dublin Mountains Area' in the South Dublin County Development Plan 2016-2022, it is considered that the development for which permission proposed for retention is sought would be out of character with the surrounding pattern of development, would seriously injure the visual amenities of the area, would interfere with the character of the surrounding landscape, which it is necessary to preserve in accordance with objective HA-DM of the Development Plan, and would set an undesirable precedent for similar development in the area. The development for which permission proposed for retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the substandard width, and vertical and horizontal alignment of Ballymana Lane, and to the restricted sightlines at the entrance to the subject structure, it is considered that the development for which permission proposed for retention is sought would lead to additional traffic turning movements generated onto a narrow substandard road and would, therefore, endanger public safety by reason of traffic hazard.

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

Dated this day of 2020.