



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0002

APPEAL by Matt and Lucia Barnes care of Matt Barnes Architect of Coolamber, Stocking Lane, Ballyboden, Dublin against the decision made on the 26th day of February, 2020 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Three number five bedroom, three storey houses of 170 square metres; one number three bed two storey house, 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 provisions of sections 07 (Layout) and 08 (Public Realm) of the Urban Design Manual Companion Document to the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages) issued by the Department of the Environment, Heritage and Local Government in May 2009, and the provisions of sections 3.40 and 3.41 (Security Considerations), 4.10, 4.11 and 4.12 (Communal Amenity Space) of the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities issued by the Department of Housing, Planning and Local Government in March, 2018, it is considered that proposed development would be substandard in its provision of quality public open space and quality communal amenity space. The proposed development would, therefore, seriously injure the amenities of future occupants of the development, would be contrary to the Ministerial Guidelines and would be contrary to the proper planning and sustainable development of the area.

2. Having regard to the proximity of the three storey duplex/apartment block, 2.5 metres to the southern boundary, it is considered that the proposed development would lead to significant overlooking of lands to the south that would negatively impact upon the development potential of these residentially zoned lands. The proposed development would be contrary to the RES zoning objective 'to protect and/or improve residential amenity' as set out in the South Dublin County Council Development Plan 2016-2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the siting and orientation of Units 3 and 4 and the scale and proximity of these units relative to the existing dwelling 'Coolamber', it is considered that the proposed development would have a negative impact on the residential amenity of 'Coolamber' by reason of overlooking, overbearing, visual impact and visual intrusion. The proposed development would, therefore, seriously injure the residential amenity of 'Coolamber', would be contrary to the residential zoning objective of the site, would seriously injure the residential amenity of the area 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 2020.