



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0041

APPEAL by Breta Dolan care of Architects Workshop of Suite 1, 20 Harcourt Street, Dublin against the decision made on the 17th day of April, 2020 by South Dublin County Council to refuse permission to the said Breta Dolan.

Proposed Development: Erection of a detached two-storey, two bedroom dwellinghouse of 98.30 square metres with demolition of rear sheds with new pedestrian side entrance to rear garden with new vehicular side entrance to rear garden for one car space with new boundary wall and associated landscaping to the side and rear garden, all at 1 Brookvale Downs, Rathfarnham, 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 deficiency in private open space to both existing and proposed houses shown in the planning application as submitted to the planning authority, the construction of the proposed house onto the public footpath in this suburban area, and the proposal in the grounds of appeal to remove the car parking space from the curtilage of the house, it is considered that the proposed development would constitute overdevelopment of a restricted site area, would be out of character with the existing pattern of development in the vicinity and would result in a substandard level of accommodation for occupants. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

Terry Ó Niadh

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

Dated this day of 2020.