



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0128

APPEAL by Garocal Limited care of Patrick M. Kerr Architecture of 39A Maynooth Road, Celbridge, County Kildare against the decision made on the 19th day of March, 2020 by South Dublin County Council to refuse permission.

Proposed Development: Construction of one two-storey, detached two bedroom (plus study) dwellinghouse with one off-street parking space, relocation of two parking spaces from Barrack Court adjacent to the site onto the site, new access roadway, footpath and all associated ancillary works including drainage, boundary treatment and landscaping, all on lands to the rear of The Copper Kettle coffee shop, Main Street, Rathcoole, County Dublin, and accessed off Barrack Court. The proposed development was revised by further public notices received by the planning authority on the 21st day of February, 2020.

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

The proposed development would constitute overdevelopment of a restricted site, which would have an overbearing and dominant impact on adjoining residential property to the west, and which would directly overlook the adjoining residential property to the north, to a degree which would unacceptably reduce privacy levels. The proposed development would, therefore, seriously injure the amenities of property in the vicinity 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.