



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0379

APPEAL by John and James Moran care of Infinite Focus of Number 10 Father McWey Street, Edenderry, County Offaly against the decision made on the 15th day of May, 2020 by South Dublin County Council to refuse permission to John and James Moran.

Proposed Development Detached four-bedroom house with shared vehicular access; shared parking and all associated development works, all at 21 Bushfield Lawns, Clondalkin, 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 proposed dwelling and its position on the site, and in particular to its proximity to the north-west site boundary, to the rear of houses in Bushfield Drive and to the relative level of the appeal site and surrounding properties, it is considered that the proposed development would have a significant negative impact on the residential amenity of surrounding properties due to overlooking, overshadowing and in particular overbearing visual impact. The proposed development would, therefore, seriously injure the amenities and depreciate the value of surrounding properties and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2020.