



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0072

APPEAL by Philomena and Jim Moore care of Paul O'Connell and Associates of 8 Beech Grove, Lucan, County Dublin against the decision made on the 30th day of June, 2020 by South Dublin County Council to refuse permission.

Proposed Development: Construction of a detached pitched roofed two-storey dwellinghouse with a single storey pitched roofed entrance porch to the front on part of the front, side and rear garden including the demolition of existing detached storage out-buildings and changes to boundary treatments affecting the existing, including proposed new pedestrian and vehicular entrances to service the proposed dwelling and a new vehicular entrance to replace the existing to service the existing dwelling. All at 28 Pairc Mhuire, Saggart, County 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 RES land-use zoning objective “to protect and/or improve residential amenity” for the area in the South Dublin County Development Plan 2016-2022, to the quantum and quality of the private open space proposed to serve the new dwelling (notwithstanding the amended layout submitted as part of the first party appeal), and to the extent by which the proposed dwelling would break the established building line formed by the existing terrace of houses to the west, it is considered that the proposed development would have an overbearing impact on the amenities of the adjoining property, would seriously injure the visual and residential amenities of the area and would provide a sub-standard form of residential amenity for future occupants. The proposed development would, therefore, be contrary to the RES zoning objective of the South Dublin County Council Development Plan 2016-2022 and would not be in accordance with the proper planning and sustainable development of the area.

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

Dated this day of 2020.