



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0164

APPEAL by George Buffini care of Tom Phillips and Associates of 80 Harcourt Street, Dublin against the decision made on the 31st day of August, 2020 by South Dublin County Council to refuse permission.

Proposed Development: Internal separation of house and associated granny flat to provide for two number permanent houses at 58A and 58B, Cappaghmore, 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 guidance set out in 'Quality Housing for Sustainable Communities - Best Practice Guidelines' (2007) and 'Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas (Cities, Towns & Villages)' (2008) issued by the Department of the Environment, Heritage and Local Government, to the provisions of the South Dublin County Council Development Plan 2016 - 2022, to the zoning of the area, and to its nature and layout, it is considered that the proposed development would be substandard in terms of the quantum and quality of private open space to be provided for the two-bedroom dwelling. The proposed development would seriously injure the residential amenity of its occupants and would, therefore, 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