



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0190

APPEAL by Susanne and Barry Coleman care of Manahan Planners, Town Planning Consultants of 38 Dawson Street, Dublin against the decision made on the 22nd day of September, 2020 by South Dublin County Council to refuse permission.

Proposed Development: (a) Remodelling of the existing house to change from a three bedroom to a two bedroom house and reduce in size from 145 square metres to 122.34 square metres; (b) construction of a new two-storey, three bedroom dwelling of 198.87 square metres to the rear of the site with new vehicular access from the side road to two off-street parking spaces and (c) diversion of an existing surface water drain. The development will provide a rear garden exceeding Development Plan standards, associated drainage, landscaping and all associated site development works at 124, Templeville Drive, Templeogue, 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

1. Having regard to the location of the site in the rear garden space of an existing dwelling and in close proximity to existing and proposed dwellings to its south, it is considered that the proposed development, by reason of the height, form and proximity of the two-storey southern gable would seriously injure the residential amenities of property in the vicinity by reason of overbearing and loss of light to rear gardens and would, therefore, be contrary to the underlying residential land use zoning objective and with the proper planning and sustainable development of the area.

2. Having regard to the restricted nature of the site, it is considered that the proposed development by reason of its scale, form and layout would constitute overdevelopment of a limited site area, would compromise the quality of private amenity space associated with number 124 and the permitted dwelling in the side garden of number 124, and would be out of character with development in the vicinity. The proposed development would, therefore, adversely impact upon the amenities of future residents and would be contrary to the proper planning and sustainable development of the area.

Michelle Fagan
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board

Dated this day of 2021