



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20B/0460

APPEAL by Paul Dormer care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 1st day of February, 2021 by South Dublin County Council to refuse permission.

Proposed Development: Retention of steel framed timber fence above the top of the front garden side walls forward of the front building line at 15 Fortrose Park, 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

Having regard to the nature and scale of the development proposed to be retained, the pattern of development in the vicinity, the provisions of the South Dublin County Council Development Plan 2016 – 2022, in particular the location of the site on land for which the 'RES' zoning objective applies and seeks 'to protect and/or improve residential amenity', and H17 Objective 5 'to ensure that new development in established areas does not impact negatively on the amenities or character of an area', and to ensure that all developments seek to maximise surveillance of streets and spaces, the Board considered that the development proposed to be retained would be contrary to the current County Development Plan provisions, would be out of character with the dwelling and the neighbouring residential properties, and would be visually obtrusive and injure the visual amenities of the dwelling and the neighbouring residential properties. The development proposed to be retained would, therefore, 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 **23rd** day of **July** 2021