



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20B/0463

APPEAL by Joy Joseph care of O'Connor Whelan Limited of 222-224 Harold's Cross Road, Dublin against the decision made on the 2nd day of February, 2021 by South Dublin County Council to refuse permission.

Proposed Development: Alterations to, completion and retention of structure to rear of existing house and all associated site works at 11 Sundale Parade, 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. This site is located in an area zoned 'RES' in the South Dublin County Development Plan 2016-2022 with an objective 'to protect and/or improve residential amenity'. Having regard to:
 - (a) the South Dublin County House Extension Design Guide (2010),
 - (b) the constrained nature of the site,
 - (c) the overbearing visual impact of the development proposed for retention on numbers 9 and 13 Sundale Parade,
 - (d) the direct and unacceptable overshadowing of the rear gardens of numbers 9 and 13 Sundale Parade,
 - (e) the inappropriate form of the development proposed for retention, in particular the height, roof profile and the siting of the build of the extension to the rear of the property,
 - (f) the inadequate separation distance from the eastern boundary and, to a lesser extent, the western boundary, and
 - (g) the unacceptable reduction in private amenity space (circa 16 square metres), detracting from the residential amenity of the subject site for current and future occupants,

the development proposed for retention would result in a cramped form of development and overdevelopment of a site of modest size and would provide a substandard residential accommodation and an unacceptable impact on the enjoyment of residential amenities on neighbouring properties. The development proposed for retention would materially contravene 'RES' zoning objective for the area, would seriously injure the amenities of property in the vicinity and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the lack of information submitted in relation to Surface Water Drainage requirements, the Board is not satisfied, on the basis of the information submitted with the planning application and the appeal, that the development proposed for retention would not be prejudicial to public health and 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  day of  2021