

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

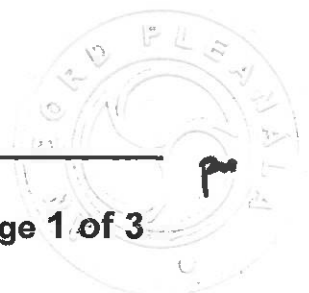
Planning Register Reference Number: SD20B/0483

APPEAL by Damien and Natasha Long care of John Shevlin of 114 Ashington Rise, Navan Road, Dublin against the decision made on the 10th day of February, 2021 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Retention permission for conversion of attic space with raised roof to rear consisting of two first floor bedrooms and bathroom and two roof lights to front roof plane, all at 69 Cherrywood Grove, 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

1. Having regard to the location of the site, to the established built form and character of Cherrywood Grove, it is considered that the development proposed to be retained, consisting of a first-floor extension to a single storey house, which projects above the existing roof ridgeline, would be incongruous in terms of its design and would be out of character with the streetscape thereby setting an undesirable precedent for future development in this area. The development proposed to be retained would seriously injure the visual amenities of the area, would be contrary to H18 Objective 1 of Housing (H) Policy 18 of the South Dublin County Development Plan 2016 – 2022 and the associated House Extension Design Guide (2010), and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. Having regard to the pattern of development in the area and the nature of the development proposed to be retained, it is considered that the extension, by reason of its two-storey nature within an area of predominantly single-storey houses, and its proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overlooking leading to a loss of privacy. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.


Paul Hyde

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



Dated this 14th day of June 2021.