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**Planning and Development Acts 2000 to 2020**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD20A/0351**

**APPEAL** by John and Margaret Carter of 10 Saint Mark's Drive, Clondalkin, Dublin against the decision made on the 25<sup>th</sup> day of February, 2021 by South Dublin County Council to refuse permission.

**Proposed Development:** Construction of a dormer type house, two bedrooms in first floor with dormer windows and all associated site works at 10 Saint Mark's Drive, Clondalkin, Dublin.

**Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



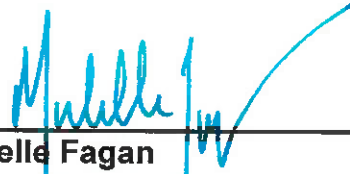
## Matters Considered

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

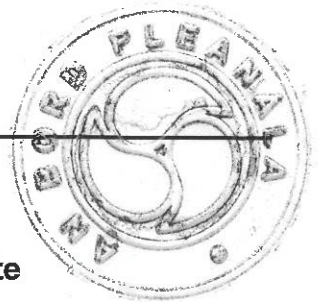
1. Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and dormer design would constitute overdevelopment of a limited site area, would result in inadequate open space and would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
  
2. Having regard to the prominent location of the site and to the established built form and character of Saint Mark's Drive and Green, it is considered that the proposed development, consisting of a detached dormer type house in an area of two-storey semi-detached/terraced houses, would be incongruous in terms of its design, which would be out of character with the streetscape, would not provide for a dual frontage aspect as promoted by the South Dublin County Council Development Plan 2016–2022, and would set an undesirable precedent for future development in this area.

The proposed development would, therefore, seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the development plan, in relation to urban development and would be contrary to the proper planning and sustainable development of the area.



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



Dated this *22<sup>nd</sup>* day of *June* 2021.