



Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21B/0092

APPEAL by Edward Bennett care of DraftCAD Limited of 32 Glen Easton Way, Leixlip, County Kildare against the decision made on the 26th day of April, 2021 by South Dublin County Council to refuse permission.

Proposed Development: Remove existing porch and replace with a new single storey garage to front of house, relocate front entrance door to side of new build and all associated site works at 145, Esker Lawns, Lucan, County 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 scale, design and prominence beyond the established building line, and to the general character of the area, it is considered that the proposed development would seriously injure the amenity of property in the vicinity, would be out of character with the area and have an overbearing impact on adjoining houses. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that, notwithstanding the examples of garage/front extensions in the wider area, the scale and design of the proposed development was excessive relative to other examples, did not fit in with the general residential design and finishes, and would also alter the general pattern of development, including in respect of moving the main dwelling entry from the front of the house to the side of the proposed garage. The Board also noted the lack of clarity regarding surface water disposal arrangements and future servicing access to the sewer which would be under the proposed garage. In these circumstances, the Board considered the proposal to not accord with proper planning principles.



Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 30th day of August 2021