

An
Bord
Pleanála

Board Order
ABP-310341-21

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

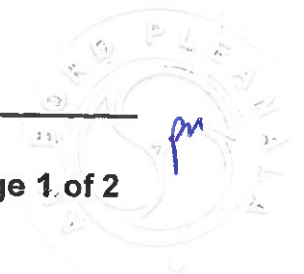
Planning Register Reference Number: SD21B/0122

APPEAL by John Cannon care of PFR Architectural Services Limited of 8 Marlborough Park, Glenageary, County Dublin against the decision made on the 4th day of May, 2021 by South Dublin County Council to refuse permission.

Proposed Development: A two-storey extension at the rear consisting of a kitchen and living area on the ground floor, with two bedrooms, an en-suite and a separate shower room on the first floor. All at 44 College Park, 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

The Board considered that by reason of the height and depth of the proposed extension on the party boundary with number 42 College Park, and its proximity to number 46 College Park, the proposed development would give rise to excessive overshadowing and overbearance relative to those adjoining properties. The proposed development would, therefore, seriously injure the amenities of the area and of property in the vicinity and 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 21st day of September 2021.