

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

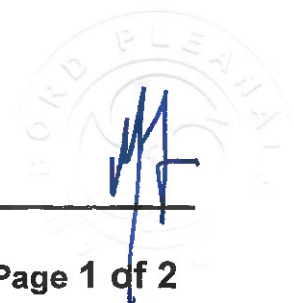
Planning Register Reference Number: SD21B/0150

APPEAL by Bill Richards care of Stephen Mason Architectural and Planning Services of 2 Clonkeefy, Castlerahan, Ballyjamesduff, County Cavan against the decision made on the 13th day of May, 2021 by South Dublin County Council to refuse permission to the said Bill Richards.

Proposed Development: Increased width drop kerb at the edge of the public road, in front of the house, for additional vehicular access to the off-road parking area in the front garden of the house, all at 80, Woodford Downs, Dublin.

Decision

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

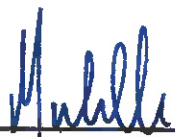


Matters Considered

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 site is located within a mature residential area characterised by grass verges, some planted with trees, within an area zoned RES in the current South Dublin County Development Plan, the objective for which is to protect and/or improve residential amenity. It is considered that the proposed development, which will require the removal of part of a grass verge and increasing the extent of the dropped kerb, would have a negative impact on the visual amenities of the area. The proposed development, by itself and by the precedent it would set for similar development in the area, would be contrary to the zoning objectives for the area, would seriously injure the visual amenities of the area 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.