

An
Bord
Pleanála

Board Order
ABP-312453-22

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

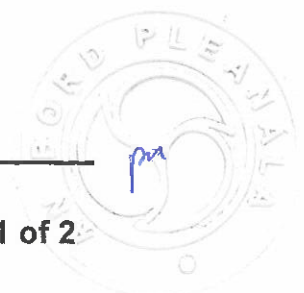
Planning Register Reference Number: SD21A/0293

APPEAL by David, James, Denise and Yvonne Souhan care of Hogan Architects of 9 Millmount Avenue, Drumcondra, Dublin against the decision made on the 13th day of December, 2021 by South Dublin County Council to refuse permission.

Proposed Development: Construction of a detached, three bedroom dwelling at the vacant garden plot to include dishing of existing footpath and kerb finishes allowing for vehicular access across the site boundary to enable the provision of one off-street parking space and all associated site works at a vacant garden plot site adjacent to 36 Montpellier View, 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.

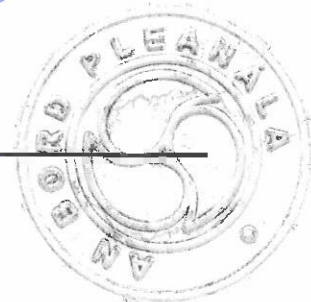
Reasons and Considerations

The South Dublin County Development Plan sets a minimum of 60 square metres of private open space per three bed houses. The proposed dwelling house would not meet this minimum standard. Therefore, the proposed development would give rise to substandard residential accommodation, would materially contravene an objective set out in the County Development Plan and be contrary to the proper planning and sustainable development of the area.



Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board**



Dated this 11th day of April 2022