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**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

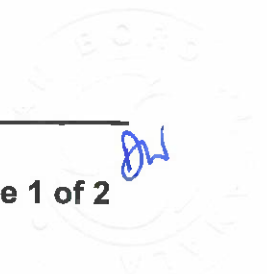
**Planning Register Reference Number: SD21B/0612**

**APPEAL** by Van Tai Luong care of Edward Fitzgerald Selby care of 122 Butterfield Avenue, Rathfarnham, Dublin against the decision made on the 9<sup>th</sup> day of February, 2022 by South Dublin County Council to refuse permission.

**Proposed Development:** Provision of a two-storey 44 square metres extension to the rear, accommodating a ground floor kitchen extension and new first floor bedroom, roof to be pitched, wall and roof finishes to match existing dwelling at 21 Belgard Green, Tallaght, Dublin.

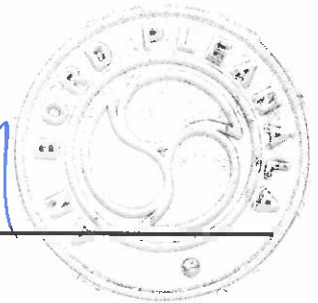

**Decision**

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



## Reasons and Considerations

Having regard to the limited size of the site and the scale of development proposed, in combination with the existing structure to the rear of the house, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the house and would result in overdevelopment of the site by reason of inadequate provision of good quality open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Dave Walsh**

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

Dated this 10<sup>th</sup> day of June 2022