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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD21A/0321**

**Appeal** by Sarah MacDonald care of Aoife Tuomey Architects of 24 Raymond Street, Dublin against the decision made on the 7<sup>th</sup> day of June, 2022 by South Dublin County Council to refuse permission for the proposed development.

**Proposed Development:** The construction of a two-storey, detached house being a single family dwelling on a corner/side garden site, new boundary walls to replace existing with two new pedestrian entrance gateways and associated site works, landscaping and connections to public services, all at corner/side garden of 63 Glenbrook Park, Rathfarnham, Dublin.

**Decision**

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

## Reasons and Considerations

1. Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in the inadequate provision of good quality private open space in tandem with on-site car parking, and would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. In the absence of adequate on-site car parking provision likely to be required for a three bedroomed dwelling in this location, the proposed development would increase the pressure on existing on-street car parking facilities in the locality thereby exacerbating haphazard parking practices and endangering public safety by reason of traffic hazard and the obstruction of road users. The proposed development would set an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 10<sup>th</sup> day of July 2023.