



An
Bord
Pleanála

Board Order ABP-314333-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0240

Appeal by Bernard Slattery care of Infinite Focus of 10 Father McWey Street, Edenderry, County Offaly against the decision made on the 18th day of July, 2022 by South Dublin County Council to refuse permission.

Proposed Development: Construction of 18.5 square metres first floor extension to the rear of existing dwelling at 9 Bolbrook Close, Tallaght, Dublin.

Decision

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

Reasons and Considerations

Having regard to the pattern of development in the area and the scale of the development proposed, it is considered that the proposed extension, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overbearing impact. The proposed development would be contrary to the guidance contained in the South Dublin County Council House Extension Design Guide and to H14 Objective 1 of the planning authority as set out in the South Dublin County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

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

Dated this 9th day of November 2023.