



An
Bord
Pleanála

Board Order
ABP-314346-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0230

Appeal by Ciaran Sweeney care of Anthony O'Beirne and Associates of Unit 7, Jamestown Industrial Centre, Inchicore, Dublin against the decision made on the 18th day of July, 2022 by South Dublin County Council to refuse permission.

Proposed Development: Retention for extension of the existing single-storey rear garage/out-building to provide single-storey residential accommodation accessible from the existing rear garden of the main house and through the existing access off the rear laneway. The residential accommodation provided in this extended residential area is ancillary to the main house and used exclusively by the occupants of the main house for private family/residential use, all at 116 Palmerstown Avenue, Palmerstown, Dublin.

Decision

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

Reasons and Considerations

Having regard to the design, layout and use of the development proposed to be retained, and the lack of integration with the existing dwellinghouse, it is considered that the development proposed to be retained would materially contravene the provisions of the South Dublin County Development Plan 2022-2028, with specific reference to Policy H15 Objective 1 and Sections 6.8.3 (Family Flats) and 12.6.8 (Residential Consolidation: Family Flats) which seek to ensure that family flats are of a temporary nature and are linked directly to the dwellinghouse so as to be capable of being subsumed back into the main residence. The development proposed to be retained would set an undesirable precedent for other similar forms of development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

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

Dated this ^{1st} day of August 2023.