

An
Bord
Pleanála

Board Order
ABP-315959-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0449

Appeal by Sean and Sharon Duddy care of Coughlan Consulting Engineering of 25 Kiltipper Avenue, Aylesbury, Tallaght, Dublin against the decision made on the 7th day of February, 2023 by South Dublin County Council to refuse permission.

Proposed Development: Demolition of a previously granted (planning register reference number S95B/0181) single storey domestic garage/shed to rear and the construction of new single storey family annex unit with garage, largely over the same footprint as the original garage/shed unit and associated works. The annex will consist of one bedroom, combined living and kitchen area, WC and storage room. The roof will be mono-pitched with parapet walls and will house rooflights over kitchen and WC. Existing pedestrian and vehicular points at 1 Weston Way to serve the annex will be maintained, all at 1 Weston Way, Lucan, County Dublin.

Decision

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

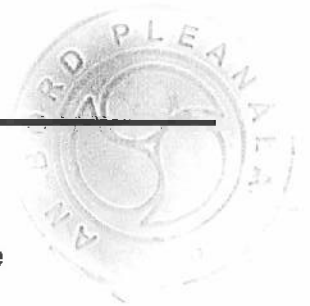
Reasons and Considerations

The site is located in an area zoned RES with the objective to 'protect and/or improve residential amenity' in the South Dublin County Development Plan 2022-2028. The proposed development would comprise a substandard dwelling unit which would meet neither the development plan standards for 'family flat' development nor the standards for independent corner site residential units. The proposed development would seriously injure the residential amenity of the existing house on site and the residential amenity of future occupants of the proposed dwelling unit. The proposed development would materially contravene the zoning objective, as set out in the South Dublin County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Oonagh Buckley

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



Dated this 30th day of June 2023.