



Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23A/0055

APPEAL by Pat Gill care of Argo Studio Ireland of 23 South Great George's Street, Dublin against the decision made on the 15th day of May, 2023 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Subdivision of the existing 130 square metres house into two number separate dwellings, reinstating the original three bedroom house at number 13 Whitechurch Hill with an internal area of 78 square metres and creating a new two bedroom dwelling number 13A Whitechurch Hill which has a proposed internal area of 70 square metres. The proposal includes the demolition of an existing entrance porch and the construction of a 20.8 square metres, flat roofed extension on the ground floor, to the side and rear of the proposed house, number 13A Whitechurch Hill. The proposal also includes a new entrance door to the front of number 13A. The existing brick and pebbledash finish on the external walls will be retained, while the extension will have a render finish to match the colour of the existing pebbledash. A shared entrance driveway will serve both properties and a low block wall will separate the two entrances. The application includes all proposed below ground services and all associated site works at 13 Whitechurch Hill, Dublin.

Decision

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

Reasons and Considerations

1. The proposed development by virtue of its design represents over-development of a restricted site, and would be unacceptable with regard to the residential amenity of the existing and proposed residential units, and therefore, would not be in accordance with the site's land use zoning objective RES, which seeks to 'protect and/or improve residential amenity' 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.
2. The proposed development would represent an intensification of use of the existing vehicular access and due to the site's frontage and configuration would endanger public safety by reason of a traffic hazard. The proposed development would be contrary to the proper planning and sustainable development of the area.


Liam Bergin

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

Dated this 12th day of October 2023.

