



Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23A/0058

APPEAL by Brendan McDonagh Junior of McDonagh's Lane, Glenaraneen, Brittas, County Dublin against the decision made on the 18th day of May, 2023 by South Dublin County Council to refuse permission.

Proposed Development Retention of a single storey timber residential structure on the lands at McDonagh's Lane, Glenaraneen, Brittas, County 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 location of the site within an area subject to Housing Policy H19 (Rural Housing in HA – Dublin Mountains Zone) Objective 1 of the South Dublin County Development Plan 2022-2028, to National Policy Objective 19 of the National Planning Framework, and to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or in the South Dublin County Development Plan 2022-2028 for a house at this location. The development for which retention permission is sought, in the absence of any identified locally based genuine need for the house, would contravene local and national housing policy and objectives, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The development for which retention permission is sought would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The subject site is in an area zoned Objective HA-DM, 'To protect and enhance the outstanding natural character of the Dublin Mountains Area', and there are specific conservation objectives set out in the South Dublin County Development Plan 2022-2028, to 'Protect and Preserve Significant Views' along both sides of McDonagh's Lane. It is considered that the proposed development to be retained and including for the clearance of established roadside vegetation, as a consequence of the proposed revisions to the roadside boundary which were submitted with the appeal documentation to resolve sightline issues, would adversely affect the character of the mountain area and would adversely affect the significant views along McDonagh's Lane that it is an objective to protect

and preserve. The development for which retention permission is sought, would therefore seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.

3. Notwithstanding the revised boundary proposals submitted with the appeal, the development for which retention permission is sought, would endanger public safety by reason of traffic hazard arising from additional traffic the development would generate on a substandard road at a point where sightlines are restricted in a westerly direction.

4. Having regard to the Minimum Standards for Housing, set out in Table 12.20: Minimum Standards for Housing of the South Dublin County Development Plan 2022-2028, and the Quality Housing for Sustainable Communities Guidelines 2007, the proposed development detailing a structure of 57 square metres would not meet the required internal accommodation standards for a two-bedroom dwelling. The development for which retention permission is sought would result in substandard accommodation giving rise to adverse impacts on the residential amenity of existing and future occupiers and would, therefore, be contrary to the proper planning and sustainable development of the area.



Chris McGarry

Member of An Bord Pleanála

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

Dated this 27th day of March 2024.