

An
Bord
Pleanála

Board Order ABP-317450-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23B/0151

Appeal by Eoin O' Dell of Woodhall, 16 Saint Enda's Drive, Rathfarnham, Dublin against the decision made on the 30th day of May, 2023 by South Dublin County Council to refuse permission.

Proposed Development: Retention of a single storey detached office/storage to side garden. Retention of wall to front/side garden within curtilage of site. Permission to reinstate hedgerow along front boundary all with associated ancillary works, all at 16 Saint Enda's Drive, Rathfarnham, Dublin.

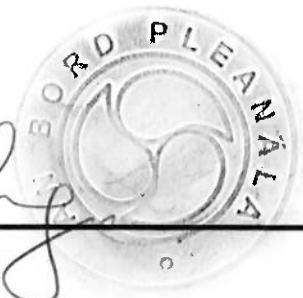

Decision

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



Reasons and Considerations

Having regard to the design and scale of the timber cabin structure (referred to as a single storey detached office/storage unit) and the wall for which retention permission is sought, and their siting forward of the established building line of the houses on Saint Enda's Drive and adjacent to neighbouring properties, it is considered that the development proposed to be retained represents a haphazard form of development and an overbearing and incongruous intervention to the existing streetscape that is out of character with the pattern of development in the area and would seriously injure the residential and visual amenities of properties in the vicinity. The development proposed to be retained would be inconsistent with the 'RES' zoning objective for the area under the South Dublin County Development Plan 2022-2028 which seeks 'to protect and/or improve residential amenity'. Furthermore, it is considered that the development proposed to be retained would set an undesirable precedent for other similar development, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this *7* day of *March* 2024.