



An  
Bord  
Pleanála

## Board Order ABP- 317859-23

**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD22B/0506**

**Appeal** by Neil Lawlor and Yvonne Potts care of Plantech Design Limited of 721 NW Business Park, Ballycoolen, Dublin against the decision made on the 27<sup>th</sup> day of July, 2023 by South Dublin County Council to refuse permission for the proposed development.

**Proposed Development:** 1. Demolition of the existing garage/car port wall attached to the existing house. 2. Construction of a single-storey flat roof front extension to consist of a porch and utility room. 3. Construction of a two-storey rear extension with gable ended roof to consist of hall, lounge/play room, master bedroom, walk-in wardrobe and ensuite on the ground floor and two bedrooms, office and bathroom on the first floor. 4. Construction of court yard in the ground floor is proposed to the rear of the existing dwelling, partially separating the proposed rear extension and the existing house. 5. General remodel and upgrade of the existing dwelling to suit the proposed layouts. 6. All drainage, structural and associated site works to be implemented at 32, The Dale, Kingswood Heights, Dublin.

## Decision

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

## Reasons and Considerations

Having regard to the overbearing nature of the proposed rear elevation as well as the inadequate provision for private open space, the Board considered that the proposed development does not represent a good design response, would seriously injure the amenity of future residents of the property and of adjoining property and would, therefore, be contrary to the zoning objective for the area set out in the South Dublin County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.



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**Joe Boland**

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

Dated this *14<sup>th</sup>* day of *May* 2024