

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23A/0161

APPEAL by Gareth Duffy care of Robert Milling of 15 Saint Assams Avenue, Raheny, Dublin against the decision made on the 6th day of September, 2023 by South Dublin County Council to refuse permission.

Proposed Development: Demolition of existing extension to rear and provision of new entrance and porch to front. Construction of one two-storey, two-bedroom semi-detached townhouse with solar panels three metres x two metres to front elevation with private entrance adjoining existing property at 45 Pairc Mhuire, Saggart, Dublin.

Decision

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

Reasons and Considerations

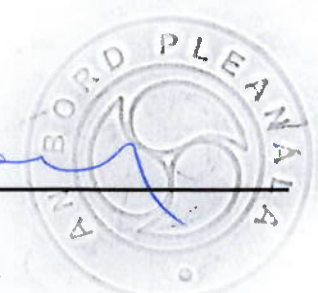
Having regard to the relevant provisions of the South Dublin County Development Plan 2022-2028, including car parking standards in Section 12.7.4, and the nature and scale of the proposed development, it is considered that, by reason of its design and layout, the proposed development has inadequate depth between the front building line and front boundary adjoining the public footpath to provide an adequate space to satisfactorily park a car to the front of the existing and proposed dwelling which would, as a consequence, potentially impact on the safety of users of the public pavement. The proposed development would seriously injure the amenities of property in the vicinity and the safety of pedestrians and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

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



Dated this 3rd day of July 2024