



An
Bord
Pleanála

Board Order ABP-318313-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23B/0196

Appeal by Cecilia Rico and Fergus Neenan care of Patrycja Rogan Architect Limited of Woodbine, Owendore Avenue, Dublin against the decision made on the 27th day of September, 2023 by South Dublin County Council to refuse permission.

Proposed Development: Demolition of existing side single storey garage, new two-storey front and side extension, with new porch at ground floor level, rear single storey extension, attic conversion with dormer window to front and rear roof, Velux type of window to existing side roof hip, widening vehicular access gate, installation of new sliding electrical gate, some internal alterations and associated site works, all at 37 Glenbrook Park, Rathfarnham, Dublin.

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Decision

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

Reasons and Considerations

Having regard to the residential zoning for the site, as set out in the South Dublin County Development Plan 2022-2028, Policy H14 Objective 1 which supports the extension of existing dwellings subject to compliance with the South Dublin County Council House Extension Design Guide (2010), the pattern of development in the area and the scale of the development proposed, it is considered that, by reason of its height, bulk and design, the proposed development would be out of character with the pattern of development in the vicinity, would have an overbearing visual impact, would seriously injure the amenities of properties in the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board had particular regard to the provisions for front and side extensions, as set out in the South Dublin County Council House Extension Design Guide (2010), which, amongst many matters, seeks to ensure that front extensions are simple and complementary to the house, to avoid extensions that are dominant in relation to the scale and appearance of the house, and to avoid the use of flat roofs in prominent extensions. The Board concurred with the planning authority that the height, bulk and design of the proposed extension, above the eaves and forward of the existing building line, would not be in accordance with the design guidance. As a result, the Board agreed with the planning authority that the proposed development would not be in accordance with 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 8th day of July 2024.