

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23A/0222

APPEAL by Noeleen Harte care of Coughlan Consulting Engineering of 25 Kiltipper Avenue, Aylesbury, Tallaght, Dublin against the decision made on the 31st day of October, 2023 by South Dublin County Council to refuse permission.

Proposed Development: (i) The construction of two number four bedroomed detached houses with dormer structures and all associated works. The houses consists of living room, utility, kitchen, WC and store at ground floor, three bedrooms, WC and store at first floor bedroom/attic area with ensuite at dormer attic level; (ii) raising existing side boundary wall to two metres high up to main building line on the north east, construction of new boundary wall between two dwellings and new 3.5 metres wide front entrances to both dwellings; (iii) private amenity space, boundary treatment, landscaping, SuDS drainage and all ancillary works necessary to facilitate the development; (iv) removal of existing trees at south-east of the site and replanting of same species trees to the north-east; (v) extending the public road and footpath to be taken in charge on Elmcastle Court and relocating existing public lighting pole at south-east of site on lands adjacent to 21 Elmcastle Court, Tallaght, Dublin.

Decision

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

Reasons and Considerations

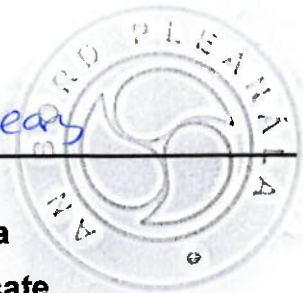
The subject site is zoned OS: Open Space in the South Dublin County Development Plan 2022-2028. The land use objective is to preserve and provide for open space and recreational amenities. The proposed development would materially contravene the zoning objective pertaining to the site, as set out in the South Dublin County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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



Dated this 25th day of June

2024