



An  
Bord  
Pleanála

## Board Order ABP-319817-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD24B/0100**

**Appeal** by Meimei Xie care of CDP Architecture of 4 The Mall, Lower Main Street, Lucan, County Dublin against the decision made on the 2<sup>nd</sup> day of May, 2024 by South Dublin County Council to refuse permission.

**Proposed Development:** Demolish the rear porch and construct a corridor to the rear of the house. Retention of the existing single storey structure in the rear garden and use it as a bedroom and en-suite, which will be linked to the existing house with the proposed corridor, all with associated site works, all at 29 Raheen Park, Tallaght, Dublin.

### Decision

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

## Reasons and Considerations

Having regard to the proposed development and development proposed to be retained, the Board is not satisfied that the applicant would meet the requirements of Section 12.6.8 (Residential Consolidation) of the South Dublin County Development Plan 2022-2028 with respect to 'Extensions and Family Flats' and has not demonstrated a genuine need to provide semi-independent accommodation for an immediate family member (dependent on the main occupants of an existing dwelling). The Board considered that, by reason of the layout and siting of the proposed connecting link corridor, the proposed development would result in a poor design that differs significantly from the appearance of the existing dwelling and would not enable the existing habitable structure for which retention is sought and the existing house to be read as a single planning unit, and would also permanently subdivide the private amenity area which would seriously injure the residential amenity of existing residents. The proposed development and development proposed to be retained would have a negative impact on the residential amenity of neighbouring properties, would seriously injure the amenity of residents of the subject property, 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 15<sup>th</sup> day of October 2024.**