

An
Bord
Pleanála

Board Order
ABP-320114-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23B/0414

APPEAL by Chris Campbell care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 11th day of June, 2024 by South Dublin County Council to grant subject to conditions a permission to Emma Mills care of Graham McNevin of 3 Killakee Gardens, Firhouse, Dublin.

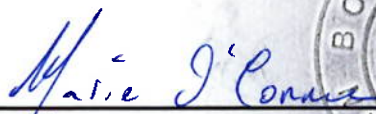
Proposed Development: First floor extension (circa 4.5 square metres) over existing ground floor extension to rear of existing dwelling at 116 Cherryfield Road, Walkinstown, Dublin, as revised by the further public notices received by the planning authority on the 16th day of May 2024.

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 position of the house in the terrace and the orientation of the terrace and the design, scale and siting of the proposed first floor extension, in combination with the existing development on the site, it is considered that the proposed development would seriously injure the amenities of the adjacent house and garden to the north-east by reason of overshadowing and would significantly reduce daylight. The proposed development would be contrary to the RES Zoning objective pertaining to the site and policy H13 Objective 5 and H14 Objective 1 of the South Dublin County Development Plan 2002-2008 which seek to protect residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

Member of An Bord Pleanála

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



Dated this 11 day of November 2024.