



An
Bord
Pleanála

Board Order ABP-320115-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23B/0417

Appeal by Shaun Graham care of PDC Architectural of Churchfields, Kentstown, Navan, County Meath against the decision made on the 11th day of June, 2024 by South Dublin County Council to refuse permission.

Proposed Development: Retention of single-storey garage/playroom/home office (circa 40 square metres) to rear garden of existing dwelling with associated site works, all at 17 Wheatfields Close, Clondalkin, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the scale and form of the structure, as constructed, in particular to the footprint, height, fenestration and proximity to site boundaries, it is considered that the development proposed to be retained would constitute overdevelopment of the site and would comprise a visually dominant feature which would seriously injure the visual and residential amenities of the established house and adjacent properties. The development proposed to be retained would be contrary to the 'RES' land use zoning objective, Policy H14, H14 Objective 1, and Section 12.6.8 of the South Dublin County Development Plan 2022-2028, which seek to protect residential and visual amenities, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the inconsistency between the planning application drawings and the development, as constructed, and in the absence of clarity of the use of the structure given the development, as constructed, and the subdivision of the site, the Board is not satisfied that the applicant has demonstrated that the development proposed to be retained sufficiently corresponds with the development, as constructed. In such circumstances, the Board is precluded from granting permission for the development proposed to be retained.



Marie O'Connor

Member of An Bord Pleanála

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

Dated this 08 day of November 2024.