

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0178

APPEAL by Eoin Tuohy of 50 Grangebrook Avenue, Rathfarnham, Dublin against the decision made on the 10th day of September, 2024 by South Dublin County Council to refuse permission for the proposed development.


Proposed Development: (i) The construction of one number detached part single/part two-storey, two-bedroom residential dwelling with rooflights, to the side/north of number 50 Grangebrook Avenue, served by one number new on-curtilage vehicular parking space and private amenity space in the form of front/rear gardens; (ii) amendments to existing vehicular access off Grangebrook Avenue and on-curtilage vehicular parking serving number 50 Grangebrook Avenue, to facilitate new vehicular access and parking for proposed new dwelling; (iii) all ancillary works, inclusive of landscaping, boundary walls and treatments including removal of concrete post and panel fence to side of site and replacement with brick wall, and SuDS drainage, necessary to facilitate the development at 50 Grangebrook Avenue, Rathfarnham, Dublin.

Decision

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

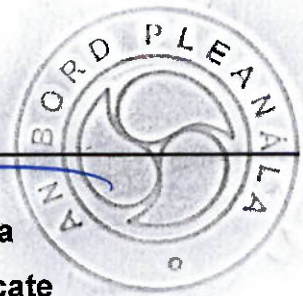
Reasons and Considerations

Having regard to Section 12.6.8 Residential Consolidation 'Corner / Side Garden Sites' of the South Dublin County Development Plan, 2022 – 2028, the Board considered that the proposed residential development on this tapering corner site, by reason of the inadequate quantity and quality of private open space provision, would offer a poor form of residential amenity for future residents, would represent overdevelopment of a restricted site, would set an undesirable precedent in the area, and would seriously injure the residential amenity of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Mary Rose McGovern

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board



Dated this 14 day of February 2025