



An
Bord
Pleanála

Board Order
ABP-321103-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0199W

APPEAL by Elizabeth Mahon of 9 Woodfarm Drive, Palmerstown, Dublin against the decision made on the 14th day of October, 2024 by South Dublin County Council to refuse permission.

Proposed Development: Subdivision of the existing two-storey four bedroom dwelling to provide a new part two-storey/part single-storey, two bedroom terraced dwelling to the side and rear of the original dwelling, designed as a flexible home. Works include subdivision of the site and rear garden with front boundary alterations to create a new vehicular access gateway, re-opening of the rear boundary wall to provide occasional vehicular access from the rear laneway to a new garage with garden room and all associated energy conservation and ecological site works, at 9 Woodfarm Drive, Palmerstown, 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 the size and configuration of the site, the nature and scale of the proposed development, the pattern of development in the area and the provisions of the South Dublin County Development Plan 2022-2028, including the 'RES' zoning objective relating to the subject site, it is considered that the proposed development would seriously injure the residential amenity of the properties in the vicinity, including House A and the amenity of prospective occupants. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board did not agree that the scale and design of the proposed House B on this subdivided site would provide an acceptable level of residential amenity to residents in the vicinity.


Marie O'Connor

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 17 day of February 2025.