



An
Bord
Pleanála

Board Order ABP-321410-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24B/0413W

Appeal by Angad Singh care of My House Architect of The Studio, 65 Greenville Place, Dublin against the decision made on the 13th day of November, 2024 by South Dublin County Council in relation to an application for development comprising retention of the existing single storey family flat extension of 19.8 square metres gross internal area approximately (24 square metres gross footprint approximately) containing wc, kitchenette, bedroom/living accommodation, and to include existing rear gateway access from the garden to the public footpath on overall site of 227 square metres or 0.0277 hectares approximately, all at 24 Belfry Gardens, Citywest, County Dublin (which decision was to grant permission for the existing rear gateway access from the garden to the public footpath and to refuse permission for retention of the existing single storey family flat extension).

Decision

GRANT permission for the existing rear gateway access from the garden to the public footpath based on the reasons and considerations marked (1) under and subject to the condition set out below.

REFUSE permission for retention of the existing single storey family flat extension for the reasons and considerations marked (2) set out below.

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Reasons and Considerations (1)

Having regard to the provisions of the South Dublin County Development Plan 2022-2028, and the scale, design and location of the development proposed to be retained, it is considered that, subject to compliance with the condition set out below, the rear gateway entrance would not impact negatively on the amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The rear gateway access from the garden to the public footpath shall be retained in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.

Reasons and Considerations (2)

1. The family flat proposed to be retained would be contrary to Section 2.3.4 of the South Dublin House Extension Design Guide (2025) by reason of its design, scale, and finishing materials. The development proposed to be retained would fail to integrate with the existing dwelling on site, would be out of character with the existing residential properties in the vicinity, would set a precedent for further inappropriate development in the vicinity, would seriously injure the visual amenities of the area, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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2. The family flat proposed to be retained would be contrary to Section 12.6.7 of the South Dublin County Development Plan 2022-2028 and Section 3.17 of the House Extension Design Guide (2025) as it would fail to achieve minimum residential development standards with regards to space provision and room sizes for dwellings. The family flat proposed to be retained would result in substandard accommodation, and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The family flat proposed to be retained would be contrary to Table 12.20 "Minimum Standards for Housing" of the South Dublin County Development Plan 2022-2028 as it would fail to provide a minimum of 70 square metres of private open space for a dwelling with four or more bedrooms. The family flat proposed to be retained would result in substandard private open space provision, and 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 29 day of May 2025.