

Planning and Development Acts 2000 to 2022

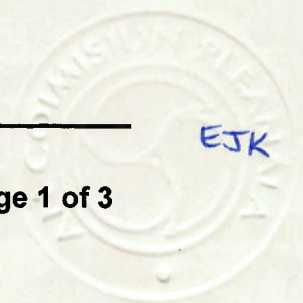
Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0029

Appeal by Gary Hansard of 23A Oldbridge Park, Lucan, County Dublin against the decision made on the 25th day of March, 2025 by South Dublin County Council in relation to an application for retention of a ground floor only extension to the side/rear of the existing house, a new storage shed at rear of site, and all ancillary works, all at 23A Oldbridge Park, Lucan, County Dublin (which decision was to refuse permission).

Decision

GRANT permission for retention of the storage shed at the rear of the site based on the reasons and considerations marked (1) under and subject to the conditions set out below. **REFUSE** permission for retention of the ground floor only extension to the side/rear of the existing house for the reasons and considerations marked (2) under.



Reasons and Considerations (1)

Having regard to the small size of the structure proposed to be retained, its relatively unobtrusive location, and its use in association with the existing house on the property, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not be inconsistent with the proper planning and sustainable development of the area.

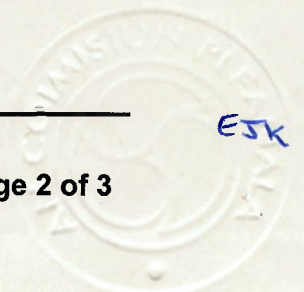
Conditions

1. The storage shed proposed to be retained shall be used solely for uses incidental to the enjoyment of the existing dwellinghouse on the property and shall not be used for residential accommodation or the carrying out of any trade or business, including the letting or sale of the structure independently from the existing dwellinghouse on the property.

Reason: To prevent unauthorised development.


2. The door to the storage shed from the adjoining yard, as shown on the Retention Ground Floor Plan submitted, shall be left opened.

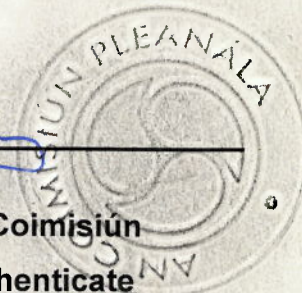
Reason: To facilitate the use of the building.



Reasons and Considerations (2)

1. Having regard to the zoning objective of the South Dublin County Development Plan 2022-2028 'to protect and/or improve residential amenity', the pattern of development on the site, the extent of the built form on the site and the poor configuration of open spaces within the site, and the shortfall which has arisen in the provision of an area of private open space of sufficient size and quality to comply with the specified minimum standards set out in the development plan, it is considered that the development proposed to be retained would result in the overdevelopment of a restricted site, would seriously injure the amenities of residents of the existing house and of neighbouring property, would contravene the zoning objective for the area, as set out in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to its location on the property, its proximity to the adjoining road, and its visual prominence at this location, it is considered that the development proposed to be retained would set an undesirable precedent for other similar developments, which would, in themselves and cumulatively, seriously injure the residential amenities of property in the neighbourhood. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.


Eamonn James Kelly
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 25th day of July, 2025.