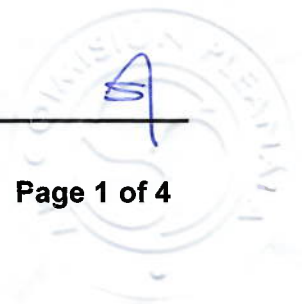


Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0638W

Appeal by Humayun Arbab against the decision made on the 12th day of January, 2026 by South Dublin County Council for permission for development comprising retention of existing timber fence to the front, and two internal boundary walls within the front and side garden, each incorporating a pedestrian gate. Retention of pitched-roof shed to the rear of the property. Permission for a new front vehicular access with dropped kerb, including partial removal of the existing front boundary wall. Infill of existing open-walled front porch to provide new front entrance door in accordance with the plans and particulars lodged with the said Council. Permission was granted for pitched-roof shed to the rear of the property and Infill of existing open-walled front porch to provide new front entrance door in accordance with the plans and particulars lodged with the said Council and to refuse permission for the retention for the timber fence to front and two internal boundary walls with pedestrian gates and the new front vehicular entrance with dropped kerb.



Decision

GRANT permission for the retention of pitched roof shed to the rear of the property, infill of existing open walled front porch to provide new front entrance door and the retention of two internal boundary walls with pedestrian gates in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for timber fence to front boundary wall and new front vehicular entrance with dropped kerb for the reasons and considerations marked (2) under.

Reasons and Considerations (1)

Having regard to the provisions of the South Dublin County Development Plan 2022 – 2028 and the overall design and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the detached pitched roof shed to the rear, front porch infill and internal boundary walls with pedestrian gates do not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained and completed in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. The development proposed to be retained shall be amended as follows:
 - (a) The two internal boundary walls shall be reduced in height to no greater than 900 millimetres forward of the building line of the main dwelling.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this Order.

Reason: In the interests of traffic safety and visual amenity.

Reasons and Considerations (2)

1. Having regard to the established character of the immediate area, which comprises of low-level front boundary walls which maintain a strong and important visual connection between the residential units and the adjoining streetscape, together with the provisions of the South Dublin County Development Plan 2022-2028, BFP7 of the associated House Extension Design Guide, it is considered that the timber fence sought for retention, by reason of height, scale and design would represent a visually discordant feature within the area, and, if permitted, set an undesirable precedent for similar new/modified boundary treatments in the area. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed vehicular entrance and its associated driveway, dropped kerb, timber fence and garden walls by virtue of their design (namely their height and their constrained nature) would severely limit visibility onto a fast-moving arterial route with an adjoining footpath and bicycle lane and would give rise to an unacceptable traffic hazard. These deficiencies would endanger road users, pedestrians and cyclists and would, therefore, be contrary to paragraph 7.8.1 (Design of Urban Roads and Streets) of the South Dublin County Development Plan 2022-2028, paragraph 4.4.5 (Visibility Splays) of the Design Manual for Urban Roads and Streets. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *4th* day of *June* 2026