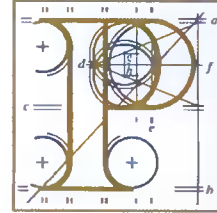


• **Our Case Number:** ABP-312947-22

**Planning Authority Reference Number:** SD21B/0612



**An  
Bord  
Pleanála**

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

**Date:** 10 JUN 2022

**Re:** Two-storey extension of 44 sq.m. to the rear comprising a ground floor kitchen extension and new first floor bedroom and roof to be pitched.  
21 Belgard Green, Tallaght, Dublin 24.

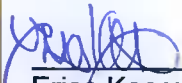
Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours sincerely,

  
Erica Kearns  
Executive Officer

BP100PAN

Land Use Planning & Transportation

14 JUN 2022

South Dublin County Council

Tel  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

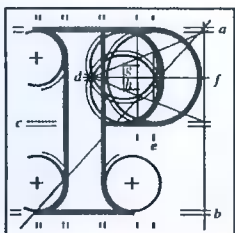
Tel (01) 858 8100  
LoCall 1890 275 175  
Fax (01) 872 2684  
Website [www.pleanala.ie](http://www.pleanala.ie)  
Email [bord@pleanala.ie](mailto:bord@pleanala.ie)

64 Sráid Maoilbhríde  
Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902

COPY 401

1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100.



An  
Bord  
Pleanála

Board Order  
ABP-312947-22

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD21B/0612**

**APPEAL** by Van Tai Luong care of Edward Fitzgerald Selby care of 122 Butterfield Avenue, Rathfarnham, Dublin against the decision made on the 9<sup>th</sup> day of February, 2022 by South Dublin County Council to refuse permission.

**Proposed Development:** Provision of a two-storey 44 square metres extension to the rear, accommodating a ground floor kitchen extension and new first floor bedroom, roof to be pitched, wall and roof finishes to match existing dwelling at 21 Belgard Green, Tallaght, Dublin.

## **Decision**

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

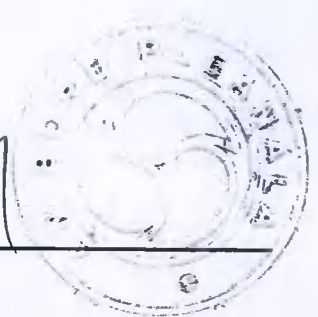
## Reasons and Considerations

Having regard to the limited size of the site and the scale of development proposed, in combination with the existing structure to the rear of the house, it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the house and would result in overdevelopment of the site by reason of inadequate provision of good quality open space. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Dave Walsh**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this 10<sup>th</sup> day of June 2022