

Mary Condren
30A, Parkhill Rise
Kilnamanagh
Tallaght
Dublin 24

**NOTIFICATION OF DECISION TO REFUSE PERMISSION
PLANNING & DEVELOPMENT ACT 2000 (as amended) AND
PLANNING REGULATIONS THEREUNDER**

Decision Order No.	1216	Date of Decision	26-Sep-2022
Register Reference	SD22B/0350	Date	02-Aug-2022

Applicant: Mary Condren

Development: Alterations and extension to the side and rear to include extra ground floor bedroom and bathroom.

Location: 30A, Parkhill Rise, Kilnamanagh, Tallaght, Dublin 24

Time extension(s) up to and including:

Additional Information Requested/Received: /

Clarification of Additional Information Requested/Received: /

DECISION: Pursuant to the Planning and Development Act 2000 (as amended), dated as above a decision to **REFUSE PERMISSION** is hereby made for the said development for the reason(s) set out on the Schedule hereto.

REASON(S)

1. The proposed extension would reduce the available private amenity space to the dwelling to 16 sqm, which would be substandard and substantially below the minimum requirements required in the South Dublin County Development Plan 2022 - 2028, and the lower standard of 25sqm provided for in the Planning and Development Regulations 2001 as amended (which applies to exempted development but is nonetheless a standard against which extensions on restricted sites might be noted against). The proposed development would also not be in accord with the SDCC House Extension Design Guide (2010) guidance to 'make sure enough rear garden is retained', and would therefore not comply with Policy H14 of the County Development Plan. The proposed development can be considered overdevelopment and as per all of the above would seriously injure the amenities of property in the vicinity and detract from the residential amenity of the

subject site, and would be contrary to the 'RES' land-use zoning objective (which seeks to protect and/or improve residential amenity) and the proper planning and sustainable development of the area.

2. The applicant has not specified that the proposal would be a family flat, however the rationale for the development is similar to that of a family flat. In any event, the proposed development would be contrary to Policy H15 (Family Flats) of the South Dublin County Development Plan 2022 - 2028, which reads, 'Support family flat development subject to the protection of residential and visual amenities', due to the reduction in residential amenity which would arise from the proposed development.
3. The applicant has not provided the necessary information on green infrastructure, or green space factor calculations, or SUDs, required under policies GI2, GI5 and GI4 of the South Dublin County Development Plan 2022 - 2028 respectively.

Please note that upon receipt of this document you are obliged to remove the planning site notice in compliance with Article 20 of the Planning and Development Regulations 2001 (as amended). Please note that any valid submissions or observations received in accordance with the provisions of the Planning and Development Regulations 2001 (as amended), have been considered in the determination of this application.

Register Reference: SD22B/0350

Signed on behalf of the South Dublin County Council.

Yours faithfully,

Pamela Hughes 28-Sep-2022
for **Senior Planner**

NOTES

(A) REFUND OF FEES SUBMITTED WITH A PLANNING APPLICATION

Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications related to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of the Planning Authority's decision on the second application. For full details of fees, refunds and exemptions the Planning & Development Regulations, 2001 should be consulted.

(A) APPEALS

1. An appeal against the decision may be made to An Bord Pleanála. The applicant or ANY OTHER PERSON who made submissions or observations to the Local Authority may appeal within FOUR WEEKS beginning on the date of this decision. (N.B. Not the date on which the decision is sent or received).
1. Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start. In the case of a third party appeal it must be accompanied by the acknowledgement by the Planning Authority of receipt of the submissions/observations. Appeals should be sent to:
 2. The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1.
 3. An Appeal lodged by an applicant/ agent or by a third party with An Bord Pleanála will be invalid unless accompanied by the prescribed fee. A schedule of fees is at 7 below.
 4. A party to an appeal making a request to An Bord Pleanála for an Oral Hearing of an appeal must, in addition to the prescribed fee, pay to An Bord Pleanála a further fee (see 7 (g) below).
 5. A person who is not a party to an appeal must pay a fee to An Bord Pleanála when making submissions or observations to An Bord Pleanála in relation to an appeal.
 6. If the Council makes a decision to grant permission/grant permission consequent on a grant of outline permission and there is no appeal to An Bord Pleanála against this decision, PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION will be granted by the Council as soon as may be after the expiration of the period for the taking of such an appeal. If any appeal made in accordance with the Acts has been withdrawn, the Council will grant the PERMISSION/PERMISSION CONSEQUENT ON A GRANT OF OUTLINE PERMISSION/RETENTION as soon as may be after the withdrawal.
7. Fees payable to An Bord Pleanála from 10th December 2007 are as follows:

- (a) Appeal against a decision of a Planning Authority on a planning application relating to commercial development made by the person by whom the planning application was made. where the application relates to unauthorised development€4.500.00 or €9.000 if an E.I.A.R. is involved
- (b) Appeal against a decision of a planning authority on a planning application relating to commercial development made by the person by whom the planning application was made. other than an appeal mentioned at (a)..... €1.500.00 or €3,000.00 if an E.I.A.R. is involved
- (c) Appeal made by the person by whom the planning application was made, where the application relates to unauthorised development other than an appeal mentioned at (a) or (b)€660.00
- (d) Appeal other than an appeal mentioned at (a), (b), (c) or (f)€220.00
- (e) Application for leave to appeal.....€110.00
- (f) Appeal following a grant of leave to appeal€110.00
- (g) Referral€220.00
- (h) Reduced fee (payable by specified bodies).....€110.00
- (i) Submission or observations (by observer).....€50.00
- (j) Request from a party for an Oral Hearing€50.00

If in doubt regarding any of the above appeal matters, you should contact An Bord Pleanála for clarification at

Telephone 01-858 8100