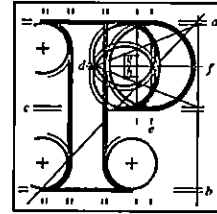


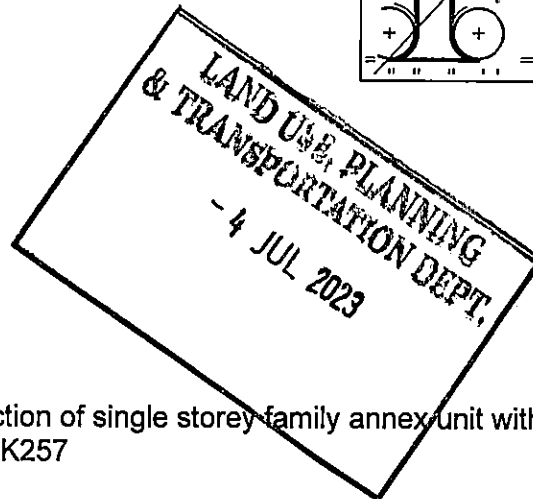
**Our Case Number:** ABP-315959-23

**Planning Authority Reference Number:** SD22A/0449



**An  
Bord  
Pleanála**

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24



**Date:** 03 JUL 2023

**Re:** Demolition of Garage/Shed and construction of single storey family annex unit with garage  
1, Weston Way, Lucan, Co. Dublin, K78 K257

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.

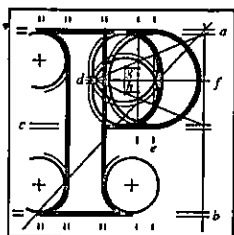
Yours faithfully,

Kieran Somers  
Executive Officer

BP100N

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An  
Bord  
Pleanála

**Board Order**  
**ABP-315959-23**

**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD22A/0449**

**Appeal** by Sean and Sharon Duddy care of Coughlan Consulting Engineering of 25 Kiltipper Avenue, Aylesbury, Tallaght, Dublin against the decision made on the 7<sup>th</sup> day of February, 2023 by South Dublin County Council to refuse permission.

**Proposed Development:** Demolition of a previously granted (planning register reference number S95B/0181) single storey domestic garage/shed to rear and the construction of new single storey family annex unit with garage, largely over the same footprint as the original garage/shed unit and associated works. The annex with consist of one bedroom, combined living and kitchen area, WC and storage room. The roof will be mono-pitched with parapet walls and will house rooflights over kitchen and WC. Existing pedestrian and vehicular points at 1 Weston Way to serve the annex will be maintained, all at 1 Weston Way, Lucan, County Dublin.

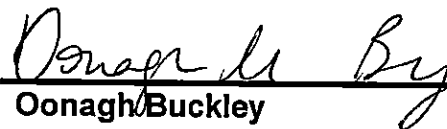
## **Decision**

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

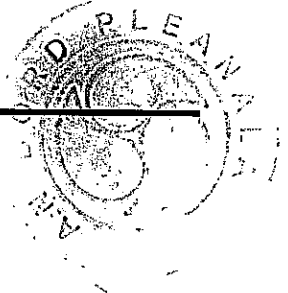
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## Reasons and Considerations

The site is located in an area zoned RES with the objective to 'protect and/or improve residential amenity' in the South Dublin County Development Plan 2022-2028. The proposed development would comprise a substandard dwelling unit which would meet neither the development plan standards for 'family flat' development nor the standards for independent corner site residential units. The proposed development would seriously injure the residential amenity of the existing house on site and the residential amenity of future occupants of the proposed dwelling unit. The proposed development would materially contravene the zoning objective, as set out in the South Dublin County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Oonagh Buckley

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



Dated this 30<sup>th</sup> day of June 2023.