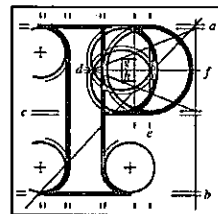


Our Case Number: ABP-313978-22

Planning Authority Reference Number: SD21A/0321

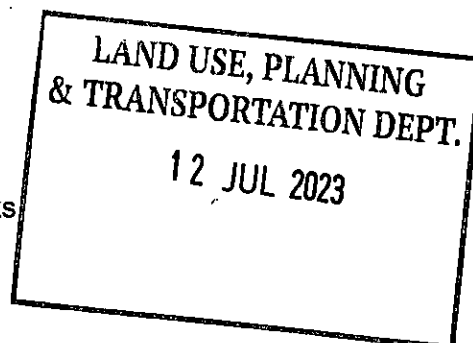


**An
Bord
Pleanála**

South Dublin County Council,
Planning Department,
County Hall,
Tallaght,
Dublin 24.

Date: 11 JUL 2023

Re: Construction of a dwelling and all associated site works
63 Glenbrook Park, Rathfarnham, Dublin 14.



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 2022. 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). 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.

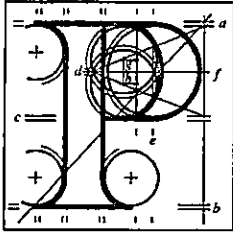
Yours faithfully,


Rita Donnelly
Executive Officer

BP100PAN

Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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



An
Bord
Pleanála

Board Order
ABP-313978-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0321

Appeal by Sarah MacDonald care of Aoife Tuomey Architects of 24 Raymond Street, Dublin against the decision made on the 7th day of June, 2022 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: The construction of a two-storey, detached house being a single family dwelling on a corner/side garden site, new boundary walls to replace existing with two new pedestrian entrance gateways and associated site works, landscaping and connections to public services, all at corner/side garden of 63 Glenbrook Park, Rathfarnham, Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the restricted nature and prominent location of this corner site and the established pattern of development in the surrounding neighbourhood, it is considered that the proposed development by reason of its scale, form and design would constitute overdevelopment of a limited site area, would result in the inadequate provision of good quality private open space in tandem with on-site car parking, and would be visually obtrusive on the streetscape and out of character with development in the vicinity. The proposed development would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. In the absence of adequate on-site car parking provision likely to be required for a three bedroomed dwelling in this location, the proposed development would increase the pressure on existing on-street car parking facilities in the locality thereby exacerbating haphazard parking practices and endangering public safety by reason of traffic hazard and the obstruction of road users. The proposed development would set an undesirable precedent for similar development in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Stephen Brophy

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 10th day of July 2023.