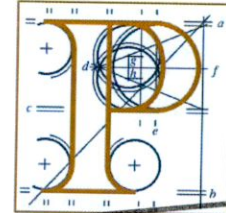


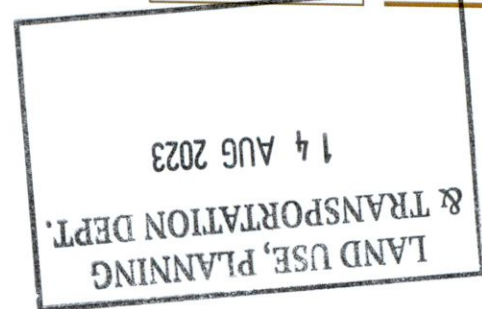
Our Case Number: ABP-314346-22

Planning Authority Reference Number: SD22b/0230



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 11 AUG 2023

Re: Retention of the extension of the existing single storey rear garage/out building
116, Palmerstown Avenue, Dublin 20


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.

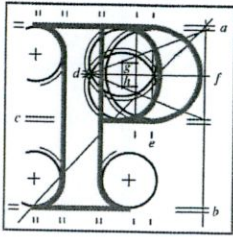
Yours faithfully,


Kieran Somers
Executive Officer

BP100N

Teil	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-314346-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0230

Appeal by Ciaran Sweeney care of Anthony O'Beirne and Associates of Unit 7, Jamestown Industrial Centre, Inchicore, Dublin against the decision made on the 18th day of July, 2022 by South Dublin County Council to refuse permission.

Proposed Development: Retention for extension of the existing single-storey rear garage/out-building to provide single-storey residential accommodation accessible from the existing rear garden of the main house and through the existing access off the rear laneway. The residential accommodation provided in this extended residential area is ancillary to the main house and used exclusively by the occupants of the main house for private family/residential use, all at 116 Palmerstown Avenue, Palmerstown, Dublin.

Decision

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

Reasons and Considerations

Having regard to the design, layout and use of the development proposed to be retained, and the lack of integration with the existing dwellinghouse, it is considered that the development proposed to be retained would materially contravene the provisions of the South Dublin County Development Plan 2022-2028, with specific reference to Policy H15 Objective 1 and Sections 6.8.3 (Family Flats) and 12.6.8 (Residential Consolidation: Family Flats) which seek to ensure that family flats are of a temporary nature and are linked directly to the dwellinghouse so as to be capable of being subsumed back into the main residence. The development proposed to be retained would set an undesirable precedent for other similar forms of development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this ^{1st} day of August 2023.