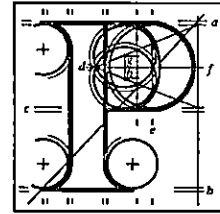


Our Case Number: ABP-315119-22

Planning Authority Reference Number: SD22B/0381



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Land Use Planning & Transportation

01 SEP 2023

South Dublin County Council

Date: 31 AUG 2023

Re: 43sqm single storey and part 2 extension to the side and rear of house to accommodate independent living, including disabled bathroom, bedroom and treatment room, widening of existing internal doors throughout, wastewater treatment plant and retention permission for ground floor extensions to west and south sides of the house and conversion of attic rooms to habitable space with rooflights to front and rear.
Glenaraneen, Brittas, Co Dublin.

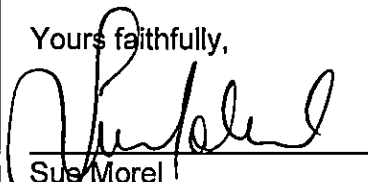
Dear Sir / Madam,

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.

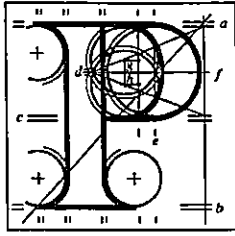
Yours faithfully,


Sue Morel
Executive Officer

BP100N

Tel	Tel	(01) 858 8100
Glaos 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-315119-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0381

Appeal by Keith and Josephine Justice care of John Taylor Architect Limited of 39 North Avenue, Mount Merrion, County Dublin against the decision made on the 20th day of October, 2022 by South Dublin County Council to grant permission, subject to conditions to Keith and Josephine Justice for the proposed development.

Proposed Development: Construction of a 43 square metres single storey and part two extension to the side and rear of the house. This is to accommodate independent living and a safe environment for a child with intellectual and physical disabilities. This will include a disabled bathroom, bedroom and treatment room, widening of existing internal doors to accommodate wheelchair access throughout, a new wastewater treatment plant and retention permission for ground floor extensions to west and south sides of the house and conversion of attic rooms to habitable space with rooflights to front and rear, all at Glenaraneen, Brittas, County Dublin.

Decision

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

Reasons and Considerations

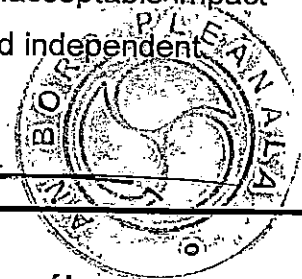
Having regard to the proposed development and the development proposed to be retained, which would represent three unintegrated, independent, substandard residential dwelling units within the overall site which would be out of character with the established pattern of development in the area, it is considered that the proposed development and the development proposed to be retained would be contrary to the "HA-DM" zoning objective and would not comply with Policy H23: "Rural housing in HA-Dublin Mountains Zone", as set out in the South Dublin County Development Plan 2022 – 2028, would be contrary to G17 Objective 2 "to protect and enhance the landscape character of the county", and would be contrary to "NCBH14: Landscapes", to 'Preserve and enhance the character of the County's landscapes, particularly areas that have been deemed to high landscape value or medium to high landscape sensitivity and to ensure that landscape considerations are an important factor in the management of the development'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board shared the planning authority's views regarding the contravention of Rural Housing policy, that the proposed development would have an unacceptable impact on the receiving landscape and would result in three separate and independent residential units.


Liam Bergin

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.



Dated this 28 day of August 2023.