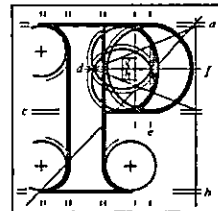


Our Case Number: ABP-314333-22

Planning Authority Reference Number: SD22B/0240



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 10 NOV 2023

Re: First floor extension to rear
9 Bolbrook Close, Tallaght, Dublin 24

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,

Carmel Morgan
Executive Officer

Land Use Planning & Transportation

13 NOV 2023

South Dublin County Council

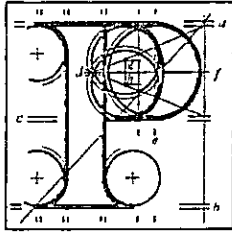
Teil
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64 Marlborough Street
Dublin 1
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An
Bord
Pleanála

Board Order

ABP-314333-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0240

Appeal by Bernard Slattery care of Infinite Focus of 10 Father McWey Street, Edenderry, County Offaly against the decision made on the 18th day of July, 2022 by South Dublin County Council to refuse permission.

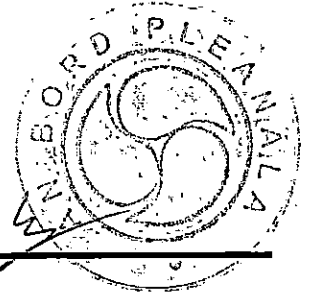
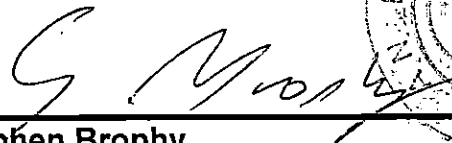
Proposed Development: Construction of 18.5 square metres first floor extension to the rear of existing dwelling at 9 Bolbrook Close, Tallaght, Dublin.

Decision

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

Reasons and Considerations

Having regard to the pattern of development in the area and the scale of the development proposed, it is considered that the proposed extension, by reason of its scale, bulk and proximity to site boundaries, would seriously injure the residential amenities and depreciate the value of adjoining properties by reason of visual obtrusion and overbearing impact. The proposed development would be contrary to the guidance contained in the South Dublin County Council House Extension Design Guide and to H14 Objective 1 of the planning authority as set out in the South Dublin County Development Plan 2022-2028. The proposed development 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 9th day of November 2023.