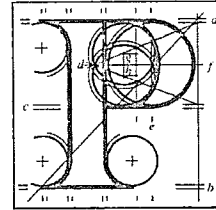


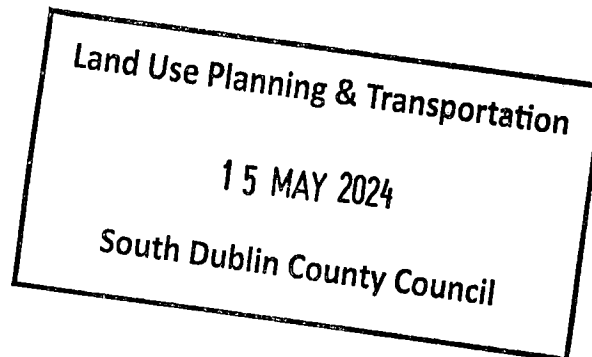
Our Case Number: ABP-317859-23

Planning Authority Reference Number: SD22B/0506



An  
Bord  
Pleanála

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24



Date: 14 MAY 2024

Re: Demolition of garage, construction of single storey extension to front, and 2 storey extension to the rear  
32, The Dale, Kingswood Heights, Dublin 24

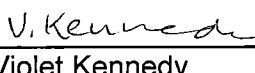
Dear Sir / Madam,

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](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.

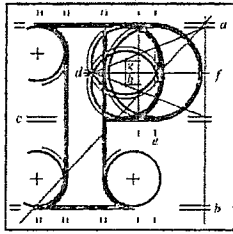
Yours faithfully,

  
Violet Kennedy  
Executive Officer

BP100PN

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

Land Use Planning & Transportation

15 MAY 2024

South Dublin County Council

~~Board Order~~

**ABP- 317859-23**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD22B/0506**

**Appeal** by Neil Lawlor and Yvonne Potts care of Plantech Design Limited of 721 NW Business Park, Ballycoolen, Dublin against the decision made on the 27<sup>th</sup> day of July, 2023 by South Dublin County Council to refuse permission for the proposed development.

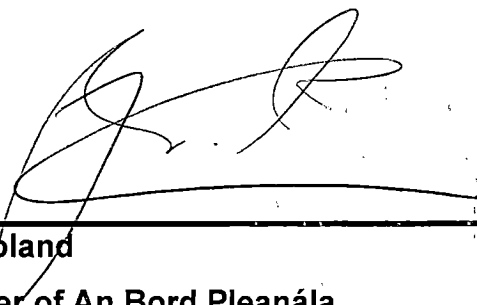
**Proposed Development:** 1. Demolition of the existing garage/car port wall attached to the existing house. 2. Construction of a single-storey flat roof front extension to consist of a porch and utility room. 3. Construction of a two-storey rear extension with gable ended roof to consist of hall, lounge/play room, master bedroom, walk-in wardrobe and ensuite on the ground floor and two bedrooms, office and bathroom on the first floor. 4. Construction of court yard in the ground floor is proposed to the rear of the existing dwelling, partially separating the proposed rear extension and the existing house. 5. General remodel and upgrade of the existing dwelling to suit the proposed layouts. 6. All drainage, structural and associated site works to be implemented at 32, The Dale, Kingswood Heights, 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 overbearing nature of the proposed rear elevation as well as the inadequate provision for private open space, the Board considered that the proposed development does not represent a good design response, would seriously injure the amenity of future residents of the property and of adjoining property and would, therefore, be contrary to the zoning objective for the area set out in the South Dublin County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.



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**Joe Boland**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this 14<sup>th</sup> day of May 2024