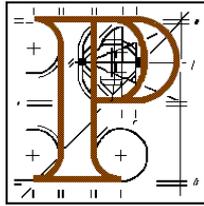


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15B/0190

An Bord Pleanála Reference Number: PL 06S.245332

APPEAL by John Mansell and Lisa Hanbury of 46 Monastery Walk, Clondalkin Village, Dublin against the decision made on the 29th day of July, 2015 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: The application to the planning authority was described as an application for permission for development comprising 1. A single store, stepped flat roof extension to the rear of existing dwelling to consist of a lounge and kitchen. 2. Conversion of existing garage to TV room, with a new front window to be implemented. 3. Construction of a new entrance porch with low level cills and a tiled apex roof over. 4. Modifications to the front roof of dwelling to include the removal of two number existing dormer windows to be replaced with one number dormer and one number ridge window. All drainage, structural and associated site works to be implemented. The Board requested revised public notices which comprise the following: 1. A single storey, stepped flat roof extension to the rear of existing dwelling to consist of a lounge and kitchen. 2. Conversion of existing garage to TV room, with a new front window to be implemented. 3. Construction of a new entrance porch with low level cills and a tiled apex roof over. 4. Modifications to the front roof of dwelling to include the removal of two number existing dormer windows to be replaced with one number dormer and one number ridge window and the widening of vehicular access and provision of

increased hardstanding for parking. All drainage, structural and associated site works to be implemented, all at 46 Monastery Walk, Clondalkin, Dublin.

DECISION

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor and to AMEND condition number 1 so that it shall be as follows for the reason set out.

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 5th of June, 2015 and in accordance with the revised notices received by An Bord Pleanála on the 27th day of October, 2015, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

REASONS AND CONSIDERATIONS

Having regard to the nature and extent of the development indicated in the plans and particulars lodged with the application on the 5th day of June, 2015 and to the revised notices received by An Bord Pleanála on the 27th day of October, 2015, which describe the full development and include reference to the 'widening of the vehicular access and provision of increased hardstanding for parking', and to the pattern of development in the area, it is considered that the amendment of condition number 1 would not adversely impact on the overall character of the area and would not be contrary to the proper planning and sustainable development of the area.

