



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3605/19

Appeal by Karol and Taisa Gwaj of 20 Belltree Avenue, Clongriffin, Dublin against the decision made on the 19th day of September, 2019 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Proposed privacy covered terraced area to side/rear of existing property. The proposed finish to match existing masonry/tiled construction, all at 20 Belltree Avenue, Clongriffin, Dublin.

Decision

Having regard to the nature of the condition 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 (a) and the reason therefor, and AMEND condition number 2 (b) so that it shall be as follows for the reason set out,

2. (b) A canopy shall be provided solely to the rear/south of the dwelling. This canopy shall be set in a minimum of two metres from the eastern boundary. It shall be no deeper than three metres and shall have a hipped pitched roof completed with concrete tiles and of maximum ridge height of 3.5 metres.

Reason: To protect existing amenities.

Reasons and Considerations

Having regard to the nature, scale and location of the proposed development, it is considered that, subject to the amendments of the canopy to be located only to the rear of the dwelling, the proposed development would not seriously injure the residential or visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Paul Hyde
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2020.

