



An
Bord
Pleanála

Board Direction
BD-002012-18
ABP-302360-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/12/2018.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations (1) and subject to the following conditions for the proposed widening of the entrance

and

- (2) refuse permission for the proposed development, including a two storey side and rear extension, together with an additional front door

generally in accordance with the Inspector's recommendation, for the following reasons and considerations (2).

Reasons and Considerations (1)

Having regard to the Z1 zoning objective, the policies and objectives of the Dublin City Development Plan 2016-2022, in particular Appendix 5.1, it is considered that, subject to compliance with conditions below, the proposed widening of the entrance would not seriously injure the visual amenities of the area or residential amenity or cause any traffic hazard. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to An Bord Pleanála, 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity

2 The driveway entrance shall be a maximum of 3.6m wide and shall not have outward opening gates.

Reason: To ensure a satisfactory development.

Reasons and Considerations (2)

Having regard to the established built form and character of Gilford Drive, it is considered that the proposed development, including a two storey side and rear extension, together with an additional front door, would be incongruous in terms of its bulk, scale and overall design, would be out of character with the streetscape, would seriously injure the visual amenities of the area, would not be subservient to the main house on the site and would therefore not accord with the Section 16 of the current Dublin City Development Plan 2016-2022, as it relates to extensions to dwellings. The proposed development would set an undesirable precedent for future development in this area and would be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 18/12/2018

Paul Hyde