



An
Bord
Pleanála

Board Direction
ABP-317875-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/07/2024.

The Board decided, as set out in the following Order, that

WHEREAS by Order dated 26th day of May 2014, An Bord Pleanála under appeal reference PL06D.242963 granted subject to conditions permission for a single storey kitchen extension to the rear of the dwelling, single storey garage to the rear, modifications to the gates and ope in the rear wall accessing Seapont Avenue, and granted retention permission for damp proofing works, new sash window to the front façade at lower ground level, double doors to the existing ope in the rear façade at lower ground level, 3.6 metre ope to the internal spine wall and a new partition layout to accommodate a bathroom, plant and internal lobby at lower ground floor level, a new bathroom layout in the return, en-suite bathrooms at first and second floor levels, 1.2 metre wide ope in the spine wall at first floor level, internal insulation to the front, side and rear walls at ground, first and second floor levels, miscellaneous retention works including repairs and reinstatement of plasterwork and sash windows and repairs to the return building slated roof at 8 Ardenza Terrace, Seapoint Avenue, Blackrock, County Dublin which is a Protected Structure:

AND WHEREAS condition no. 3 of that grant of permission stated:

3. The developer shall submit to, and agree in writing with, the planning authority proposals for the external finishes to the single storey garage:

AND WHEREAS the developer and the planning authority failed to agree on the details of the external finishes to the single storey garage in compliance with the terms of condition no. 3

AND WHEREAS the matter was by an agent of the Applicant to An Bord Pleanála on the 17th day of August 2023 for determination

NOW THEREFORE An Bord Pleanála in exercise of the powers conferred on it by section 34(5) of the Planning and Development Act, 2000, as amended, and based on the Reasons and Considerations set out below, hereby determines that the submission received by the Board on the 17th day of August is in compliance with condition with condition no. 3 of PL06D.242963

REASONS AND CONSIDERATIONS

Having regard to:

- a) Section 34(5) of the Planning and Development Act 2000, as amended,
- b) The submissions on file, and the planning history of the site, and,
- c) The report of the Inspector,

the Board considered, in the absence of agreement from the Local Authority, and having regard to the contemporary design and white/neutral façade of the garage, that it does not detract from the rear elevation of the main structure or the reinstated original gates. The finish to the single storey garage is therefore in compliance with condition no. 3 of PL06D.242963.

Board Member:


Martina Hennessy

Date: 10/07/2024