



An  
Bord  
Pleanála

**Board Direction**  
**BD-017872-24**  
**ABP-319758-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/10/2024.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the modest scale of the proposed shed extension, the characteristics of the site and associated planning history thereon, the prevailing pattern of development in the surrounding area, the provisions of the South Dublin County Development Plan 2022-2028, including the 'RES' - Existing Residential zoning designation for the site whereby 'Residential' development is 'Permitted in Principle' and the objective is 'to protect and/or improve residential amenity', it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of the area and would not be prejudicial to public health on account of the proximity of the proposed development to existing surface water services. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

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

**Reason:** In the interest of clarity.

2. Gutters on the extended shed structure should be contained within the site boundary and not overhang neighbouring property.

**Reason:** To protect the amenities of property in the vicinity.

3. The extended shed structure shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

5. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

**Board Member**

Mary June  
Mary Gurrie

**Date:** 16/10/2024