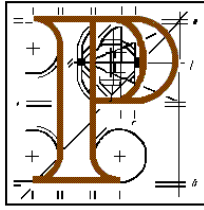


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3202/15

An Bord Pleanála Reference Number: PL 29S.245554

APPEAL by Colm Maguire of 17 Saint Thomas Road, Dublin against the decision made on the 4th day of September, 2015 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (a) Demolition of: (i) existing single storey garage/store to side of existing dwelling, (ii) existing single storey extension to the rear of existing dwelling. (b) Construction of: (i) single storey extension to side of existing dwelling, (ii) new window to side of existing dwelling. (c) Widening of existing vehicular entrance to 3.6 metres. (d) Refurbishment and renovation of existing dwelling inclusive of all associated site works, all at 17 Saint Thomas Road, 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 **REMOVE** condition number 4 and the reason therefor and to **AMEND** condition number 2 so that it shall be as follows for the reason set out.

2. (a) The existing boundary wall shall be removed and replaced with railings as indicated on Amended Site Plan Drawing Number 1503-BP-001 received by An Bord Pleanála on the 29th day of September, 2015.
- (b) Vehicular access to the site shall be as per the layout indicated in Option 2 of Amended Site Plan (Drawing Number 1503-BP-001) received by An Bord Pleanála on the 29th day of September, 2015. The vehicular entrance shall be a maximum of three metres in width and shall be fitted with a sliding or inward opening gates which shall match the proposed railings.
- (c) The proposed parking space shall have minimum dimensions of five metres length by 2.75 metres width and the balance of the front garden area shall be landscaped.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

REASONS AND CONSIDERATIONS

Having regard to the design and scale of the proposed development, to the residential zoning objective for the area and the existing pattern of development in the area, and furthermore, having considered the revised proposal as submitted with the appeal, the Board was satisfied that the original design including the fenestration and finishes, would not seriously injure the visual amenities of the area or the residential amenity of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development 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.

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

Dated this day of 2016.