

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB1330/15

An Bord Pleanála Reference Number: PL 29N.246028

APPEAL by Michael Elliott and Maria Elliott of 23 Beneavin Road, Glasnevin, Dublin against the decision made on the 15th day of December, 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: Conversion and extension of existing garage to side of dwelling with 1st floor extension over to create family accommodation unit with internal modifications, new velux rooflights to front elevation to existing attic storage area, new home office/garage/playroom to rear garden (circa 108 square metres) with associated site works, all at 23 Beneavin Road, Glasnevin, 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 **AMEND** condition number 3(d) so that it shall be as follows for the reason set out.

3. (d) The proposed garage/play/office structure to the rear of the plot shall be modified by reducing its width so as to provide a one metre side passage along the eastern boundary and 700 metres set back from the western boundary. The site layout shall be modified such that the structure is set back at a distance of no greater than 7.6 metres from the rear boundary and the overall depth shall be no greater than 13 metres. The surrounding environs of the structure shall be provided with soft landscaping features and details of a planting schedule shall be included with revised plans.

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

Reason: In the interest of visual amenity and orderly development

REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the area and the nature and scale of the proposed development, it is considered that the proposed home office/garage/play area to the rear of the garden subject to modifications would be acceptable in terms of the visual amenities and orderly development of the area. 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.