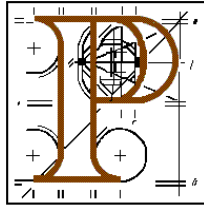


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0146**

An Bord Pleanála Reference Number: PL 06D.246653

**APPEAL** by Stephen Cross care of Smith and Kennedy Architects of 9 Clarinda Park North, Dun Laoghaire, County Dublin against the decision made on the 4<sup>th</sup> day of May, 2016 by Dún Laoghaire-Rathdown County Council in relation to an application for permission for development consisting of: (1) increase in width of existing vehicular entrance to six metres including modifications to stone boundary wall and sliding gates; (2) construction of a single storey fully glazed car port (43 square metres) with two fully glazed sides on the east and south elevations, all to the southern side of existing house and (3) associated site works, all at Martha's Vineyard, 29 Coliemore Road, Dalkey, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for increase in width of existing vehicular entrance to six metres including modifications to stone boundary wall and sliding gates and to refuse permission for construction of a single storey fully glazed car port (43 square metres) with two fully glazed sides on the east and south elevations, all to the southern side of existing house):

## **DECISION**

**GRANT permission for increase in width of existing vehicular entrance to six metres including modifications to stone boundary wall and sliding gates in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE permission for construction of a single storey fully glazed car port (43 square metres) with two fully glazed sides on the east and south elevations based on the reasons and considerations marked (2) under.**

## 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.

## REASONS AND CONSIDERATIONS (1)

The site is zoned for residential development in the Dun Laoghaire-Rathdown County Development Plan 2016 to 2022. Having regard to the pattern of residential development in the area and the existing entrance arrangements for a permitted residential use, it is considered that, subject to compliance with the conditions set out below, the proposed revised vehicular entrance would be acceptable in terms of traffic safety and convenience, would comply with the zoning of the site as set out in the Development Plan and 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, 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 in accordance with the agreed particulars.

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

2. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

## **REASONS AND CONSIDERATIONS (2)**

It is the policy of the planning authority, as set out in the Dun Laoghaire-Rathdown County Development Plan 2016-2022, to protect and encourage the enjoyment of views and prospects of special amenity value or special interest which are designated for protection in the Plan (policy LHB6). Views out to sea and towards Dalkey Island from Coliemore Road are designated for protection as views of special amenity value in the Development Plan. The proposed car port would comprise an intrusive feature in views from Coliemore Road. The proposed development would contravene the policy set out in the Development Plan, would interfere with a view or prospect of special amenity value, which it is necessary to preserve, and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this          day of                                  2016.**