

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0300

An Bord Pleanála Reference Number: PL 06D.246941

APPEAL by Rizwan Uddin care of MacCabe Durney Barnes of 20 Fitzwilliam Place, Dublin against the decision made on the 23rd day of June, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention of partially constructed detached garage with habitable room to first floor and permission to complete construction of detached garage with habitable room to first floor, including the removal of roof windows and dormer window at The Last Straw, Ballycorus Road, Kiltarnan, County Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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

Having regard to the pattern of development in the area and to the scale, design, location and stated use of the structure to be retained and completed, it is considered that, subject to compliance with the conditions set out below, the development to be retained and completed would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would respect the existing character of the area and would be acceptable in terms of traffic safety and convenience. The development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted to An Bord Pleanála on the 19th day of July 2016, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The dormer window and the roof lights shall be removed within six months of the date of this order unless they are subject of a separate grant of planning permission.

Reason: In the interests of clarity.

3. The garage shall be used only for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for human habitation or the carrying on of any trade or business.

Reason: In the interest of residential amenity.

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

Dated this day of 2016.