

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0605

An Bord Pleanála Reference Number: PL 06D.247055

APPEAL by Neil Jordan and Brenda Rawn care of Reid Associates of 2 Connaught Place, Crofton Road, Dun Laoghaire, County Dublin against the decision made on the 13th day of July, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Alternative Building Solutions care of RPS Planning and Environment of West Pier Business Campus, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention permission for development at this site: within the rear garden of number 8 Sorrento Terrace (a protected structure). The development consists of an enclosed flat roof shelter/changing area of circa 11 square metres (not connected to house) of circa three metres in height with decking finish to roof, all located in the lower terrace of rear garden, on a portion of existing patio area (adjacent to existing boundary to number 7 Sorrento Terrace), Sorrento Road, Dalkey, 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 condition 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 nature and modest scale of the development, to its siting on the lower tier of the established garden, to its independence from the existing protected structure of number 8 Sorrento Terrace, and to the limited visibility of the structure within designated protected views in the vicinity, it is considered that the development proposed to be retained, subject to compliance with the condition set out below, would comply with zoning objective O/O of the current development plan for the area, would not adversely affect the integrity of number 8 Sorrento Terrace or other protected structures in the Terrace, would not result in adverse visual impact, undermine protected views in the vicinity and would not be out of character with development within the designated Vico Road Architectural Conservation Area. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITION

Access to the roof of the shelter/changing room shall be for maintenance purposes only.

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.

