

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2966/16

An Bord Pleanála Reference Number: PL 29S.247079

APPEAL by Jennifer Doyle of 37 Derrynane Gardens, Sandymount, Dublin against the decision made on the 15th day of July, 2016 by Dublin City Council to refuse permission.

PROPOSED DEVELOPMENT: Proposed new vehicular entrance and off street car parking to front garden at 37 Derrynane Gardens, Sandymount, 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 pattern of development in the vicinity of the site, the nature and extent of development, the planning history of similar developments in the vicinity of the site and the provisions of the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would not set an undesirable precedent for similar developments in this residential conservation area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed parking space exceeds the minimum standards set out in the Development Plan and, in the context of the history of planning permissions for similar developments on nearby sites, the Board did not consider that the development would be so injurious to residential amenity or to plan policy as to warrant refusal of permission in this instance.

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. Roads and footpath finishes shall be in accordance with the requirements of the planning authority.

Reason: In the interest of pedestrian safety.

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

Dated this day of 2016.