

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16B/0223

An Bord Pleanála Reference Number: PL 06D.247092

APPEAL by Nico Petris of 18 Wilson Road, Mount Merrion, Blackrock, County Dublin against the decision made on the 20th day of July, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of alterations to the size of the permitted rear terrace from 1.2 metres wide to 1.6 metres wide and the construction of an additional lower rear terraced area at 18 Wilson Road, Mount Merrion, Blackrock, 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, it is considered that the development to be retained, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of properties in the vicinity. The retention of the proposed development would, therefore, be in accordance with the proper planning and sustainable development the area.

CONDITIONS

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as otherwise may be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. The development shall be amended as follows:

The timber post and panel fencing shall be continued for the entire length of the rear garden along the side boundaries with number 16 and number 20 Wilson Road. These works shall be carried out within three months of the date of this order.

Reason: In the interest of residential and visual amenity.

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

Dated this day of 2016.