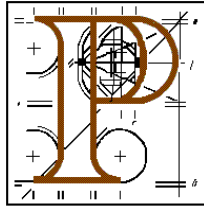


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3096/16

An Bord Pleanála Reference Number: PL 29N.247191

APPEAL by Veronica and Raymond Williams of 38 Maryfield Crescent, Artane, Dublin against the decision made on the 5th day of August, 2016 by Dublin City Council to grant subject to conditions a permission to David and Corina Benzies of 82 Ardlea Road, Artane, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Widening of existing garden entrance, driveway and dished footpath. The construction of a single storey garage to the rear garden. All at 82 Ardlea Road, Artane, 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 zoning objective, the design and layout of the proposed development, the nature of its ancillary domestic use and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or the amenities of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The existing dwelling and proposed garage shall be jointly occupied as a single residential unit and the proposed garage shall not be used for habitable accommodation or sold, let or otherwise transferred or conveyed, except as part of the dwelling.

Reason: To restrict the use of the garage in the interest of residential amenity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

4. The vehicular access shall not exceed 3.6 metres in width and gates shall not be outward opening. All works shall otherwise be in accordance with the requirements of the planning authority.

Reason: In the interest of traffic safety and orderly development.

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

Dated this day of 2017.