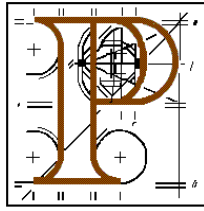


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

South Dublin County

Planning Register Reference Number: SD16B/0357

An Bord Pleanála Reference Number: PL 06S.247883

APPEAL by Linda Reidy of 77 Monastery Drive, Clondalkin, Dublin against the decision made on the 16th day of December, 2016 by South Dublin County Council to grant subject to conditions a permission to Kevin Walsh care of Bell Associates of Coastguard Road, Rush, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Renovation and extension of existing dwelling to include demolition of existing garage to side, construction of new two-storey extension to side, construction of new single storey extension to rear, construction of new dormer extension to rear, construction of new single storey garage to rear garden and associated site work at 75 Monastery Drive, Clondalkin, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the plans and particulars lodged with the said council, 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 location of the site on residentially zoned lands, to the pattern of development in the area and to the general compliance of the proposed extension with the development standards for residential extensions in the South Dublin County 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. 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed garage shall be used for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for habitation or the carrying on of any trade or business and shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: In the interest of residential amenity.

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

