

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dublin City**

**Planning Register Reference Number: 4172/16**

An Bord Pleanála Reference Number: PL 29N.248022

**APPEAL** by John McHale care of Delahunty and Harley Architects of 122 Merrion Road, Ballsbridge, Dublin against the decision made on the 25<sup>th</sup> day of January, 2017 by Dublin City Council to grant subject to conditions a permission to John and Breda Forde care of Plantech Building Design and T.D.S. of Unit 1, Office 23, North Park, North Road, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** A new single storey shed to rear of garden, for private use by the occupants of the dwelling, for general garden shed, storage and hobby room purposes and all associated site works at 82 Glenariff Road, Navan Road, 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 nature and scale of the proposed development and the pattern of development in the vicinity, 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 and would be acceptable in terms of pedestrian and traffic safety. 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 development shall be amended as follows:-
- (a) The shed shall be constructed so that there is a gap of at least 0.2 metres between the external walls of the shed and the existing side boundary walls of the subject site on each side.
  - (b) The height of the proposed shed shall be reduced so that it does not exceed 3.4 metres.
  - (c) The proposed single-swing door shall be replaced by a door that does not open outwards onto the laneway.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of visual and residential amenity.

3. The proposed shed shall not be used for human habitation or for the keeping of pigs, poultry or pigeons, ponies or horses or for any other purpose other than a purpose incidental to the enjoyment of the house. In particular, the shed shall not be used for the repair or servicing of motor vehicles or for any other commercial purpose.

**Reason:** In the interest of protecting the residential amenities of neighbouring property.

4. The external finishes of the proposed shed shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.

5. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the existing house without a prior grant of planning permission.

**Reason:** In order to ensure that a reasonable amount of rear garden space is retained for the benefit of the occupants of the dwelling, following construction of the proposed shed.

6. 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.

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

**Dated this            day of            2017.**