



An
Bord
Pleanála

Board Order

PL 06D.248341

Planning and Development Acts 2000 to 2016

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17B/0047

Appeal by Craig Doherty care of Robin Mandel Architects of The Meeting Hall, 73 Georges Avenue, Blackrock, County Dublin against the decision made on the 20th day of March, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission for retention of the proposed development.

Proposed Development: Retention permission for the erection of a timber fence to the front of number 18 North Avenue, Mount Merrion, Blackrock, County Dublin.

Decision

GRANT retention 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 Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed retention of a fence on the site would be consistent with the Zoning Objective A for North Avenue and it would be compatible with the streetscape and hence visual amenity of this residential boulevard. Due to the juxtaposition of the site next to the only pedestrian alleyway off North Avenue, the risk of adverse precedent is allayed, and so the proposal would accord with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 18th day of April, 2017, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.

2. Within three months of the date of this Order, the retained fence shall be amended in accordance with the modifications as set out below. Specifically,
 - (a) it shall be cut back in line with the projecting front line of the house,

- (b) it shall be boarded on its northern elevation to match the boarding on the southern one, and

- (c) it shall be stained to match the adjacent pair of gates to the drive-in.

Reason: In order to safeguard the visual amenities of the area.

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

Dated this day of 2017