



An
Bord
Pleanála

Board Order

PL 29N.248581

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1117/17

Appeal by Paul Allen of 203 Shanowen Road, Santry, Dublin against the decision made on the 2nd day of May, 2017 by Dublin City Council to grant subject to conditions a permission to Gavin Kelly care of Shane Mac Grianna of Rannaí Mhór, Ranna na Feirsde, Leitir Ceanainn, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Works include partial demolition of existing boundary wall and construction of new two storey, three bedroom house attached to side of existing house and to function completely independent of existing house. Works also include construction of privacy walls at front and rear of dwelling. Existing garage access from Shanowen Road and existing access to front of house from Shanowen Avenue will be used for parking, all at 23 Shanowen Avenue, Santry, 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 Z1 to protect, provide and improve residential amenity, and to the facilitation of dwellings in side gardens of suitable sites, subject to safeguards in relation to the existing character of the area, as set out in the Dublin City Development Plan 2016 - 2022, it is considered that, subject to compliance with the following conditions, the proposed development would not adversely impact on the character of the area or the visual or residential amenities of the area, would be acceptable in term of traffic safety and convenience and 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. Vehicular access to the proposed development shall be provided only from the entrance from Shanowen Road. Revised proposals showing pedestrian access only to the proposed development from Shanowen Avenue and showing landscaping proposals for the area to the front of the proposed dwelling (shown on the site layout as dedicated to the proposed dwelling) in lieu of the hard surface existing in this area, shall be submitted for the written agreement of the planning authority, prior to commencement of development.

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

3. The development hereby permitted is the erection of a dwelling at the side of the existing dwelling at number 23 Shanowen Avenue and the placement of a window in the rear elevation of number 23, and does not include any internal alterations to the layout of number 23 Shanowen Avenue.

Reason: In the interest of clarity.

4. 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.

5. Site development and building works shall be carried out only between the hours of 07.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.

