



An  
Bord  
Pleanála

## Board Order PL 29S.249070

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3039/17**

**Appeal** by Alexander Dean of 20 Bath Avenue Gardens, Sandymount, Dublin against the decision made on the 24<sup>th</sup> day of July, 2017 by Dublin City Council to grant subject to conditions a permission to Anthony and Marguerite Drennan care of Frank Elmes Architect of First Floor, 70 Saint Laurence Park, Stillorgan, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Alterations and additions to include the construction of a first floor extension over existing ground floor extension to the side and rear of existing two-storey, two bedroom end of terrace house to provide two number bedrooms (master bedroom and bedroom 3) in lieu of existing bedroom number 2 and all ancillary site development works at 21 Bath Avenue Gardens, Sandymount, 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 'Z1' for the area as set out in the Dublin City Development Plan 2016-2022, the established use of the site for residential purposes 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 residential or visual amenities of the area 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. The external finishes of the proposed extension including the roof shall be the same as those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual 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. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, no development falling within Class 1 or Class 3 of Part 1 of Schedule 2 of the Regulations shall take place within the curtilage of the house, without a prior grant of planning permission.

**Reason:** In the interests of residential and visual amenity and in order to ensure that a reasonable amount of private open space is retained for the occupants of the dwelling.

