



An
Bord
Pleanála

Board Order
PL 29S.249412

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3546/17

Appeal by Geraldine and Douglas Rowand of 5 Sydenham Road, Ballsbridge, Dublin against the decision made on the 21st day of September, 2017 by Dublin City Council to grant subject to conditions a permission to Brendan Ryan care of Stephen Mason Architectural and Planning Services of 2 Clonkeefy, Castlerahan, Ballyjamesduff, County Cavan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a detached garage building with a pitched roof with rooflights within both roof slopes, within the rear garden. The attic space is converted to provide storage space. Floor area at garage floor level is 47.84 square metres. Floor level at attic space level is 37.58 square metres (total floor area is 85.42 square metres) and all ancillary site development works at number 3 Sydenham Road, Ballsbridge, 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 Z1 zoning objective relating to the site 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 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. Details of the materials, colours and textures of all the external finishes to the proposed garage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, the use of the proposed development shall be restricted to the uses specified in the lodged documentation and shall not be used as a separate residential unit or for human habitation, without a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity.

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 between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

6. The existing dwelling and proposed garage shall be jointly occupied as a single residential unit and the garage shall not be sold, let or otherwise transferred or conveyed save as part of the existing dwelling.

Reason: In the interest of residential amenity.

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

Dated this day of 2018