



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3134/18

Appeal by Paul and Susan Lynch care of Finegan and Jackson of The Stables, Drumconrath Road, Carrickmacross, County Monaghan against the decision made on the 20th day of July, 2018 by Dublin City Council in relation to an application by the said Paul and Susan Lynch for development comprising construction of an extension and alterations to existing two-storey semi-detached residence including:- demolition of existing single storey extensions to side and rear, an independent living unit at ground floor level, construction of new two-storey extension to side and single storey extension to rear, alterations and additions to elevations, internal alterations, widening of existing entrance, connections to existing public foul and surface water drainage, and all associated site development works at 7 Bilford Drive, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for widening of existing entrance and to refuse permission for construction of an extension and alterations to existing two-storey semi-detached residence to including:- demolition of existing single storey extensions to side and rear, an independent living unit at ground floor level, construction of new two-storey extension to side and single storey extension to rear, alterations and additions to elevations, internal alterations, connections to existing public foul and surface water drainage, and all associated site development works).

Decision

GRANT permission for widening of existing entrance in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below.

REFUSE permission for construction of an extension and alterations to existing two-storey semi-detached residence to including:- demolition of existing single storey extensions to side and rear, an independent living unit at ground floor level, construction of new two-storey extension to side and single storey extension to rear, alterations and additions to elevations, internal alterations, connections to existing public foul and surface water drainage, and all associated site development works based on the reasons and considerations marked (2) under.

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 (1)

Having regard to the Z1 zoning objective for the area and the policies and objectives as set out in the Dublin City Development Plan 2016-2022, in particular, Appendix 5.1, it is considered that, subject to compliance with the conditions set out below, the proposed widening of the entrance would not seriously injure the visual amenities of the area or residential amenity and would be acceptable in terms of traffic safety and convenience. 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 to An Bord Pleanála, 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity

- 2 The driveway entrance shall be a maximum of 3.6 metres wide and shall not have outward opening gates.

Reason: To ensure a satisfactory development.

Reasons and Considerations (2)

Having regard to the established built form and character of Gilford Drive, it is considered that the proposed development, including a two storey side and rear extension, together with an additional front door, would be incongruous in terms of its bulk, scale and overall design, would be out of character with the streetscape, would seriously injure the visual amenities of the area, would not be subservient to the main house on the site and would, therefore, not comply with the Section 16 of the Dublin City Development Plan 2016-2022, as it relates to extensions to dwellings. The proposed development would set an undesirable precedent for future development in this area and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.