



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4461/18

Appeal by Derek and Colette Lennon of 109 Ashington Rise, Navan Road, Dublin against the decision made on the 25th day of January, 2019 by Dublin City Council to grant subject to conditions a permission to Robert Dunne care of Tom Good of 387 Navan Road, Ashtown, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of alterations to previously approved planning application (planning register reference number 2572/18). The alterations include (a) the increase in overall length of rear extension from 4.5 metres to 6.7 metres resulting in an increase in floor area of 20 square metres and (b) the reduction in overall height of the rear extension from 3.3 metres to 3.1 metres. All at 64 Glendhu Road, off Navan Road, 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, the design, layout and small scale of the development and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the amenities of the area or of property in the vicinity and would, therefore, be in accordance 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, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. The eastern side elevation exterior of the extension, and of the side gable of the extended house, shall be rendered or dashed within six months of the date of this Order.

Reason: In the interest of visual amenity, as it is considered that the current external appearance of these elevations is unacceptable.

3. Apart from any departures specifically authorised by this permission, and apart from compliance with the conditions of this permission, the development shall be completed in accordance with the terms and conditions of the planning permission register reference number 2572/18, and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

4. Water supply and drainage arrangements, including the disposal and attenuation 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. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2019.