



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3311/19

Appeal by Elizabeth Kennedy of 5 Kilbarrack Gardens, Dublin against the decision made on the 15th day of August, 2019 by Dublin City Council to grant subject to conditions a permission to Remi and Barbara Quetel care of Mark Tumilty of 16 Glenvale Road, Newry, County Down in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of changes to facilitate alterations to the previous proposal which is permitted under planning register reference number 4538/17, An Bord Pleanála appeal reference number ABP-301192-18 which consists of a 2.6 metre high boundary wall supporting a roof over-hang at the bedroom double doors to the rear, an increase in the floor area to the first floor shower room and change of external finish from brickwork to smooth render to new side extension at front of dwelling. All at 3 Kilbarrack Gardens, 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 nature and scale of the development for which retention is sought, the planning history of the site and the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the subject development would not seriously injure the residential amenities of adjacent property and would not be out of character with its surroundings, 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 condition.

Reason: In the interest of clarity.

2. The window of the en-suite bathroom serving bedroom number 1 on the northwest side elevation shall be permanently fitted with frosted/opaque glazing (and not film attached to clear glass), within three months of the date of this order.

Reason: To protect the residential amenity of adjoining property.

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

Dated this day of 2019.