



An
Bord
Pleanála

Board Order
ABP-306312-20

Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4163/19

Appeal by Cathy Allen of 53 Merrion Road, Ballsbridge, Dublin against the decision made on the 29th day of November, 2019 by Dublin City Council to grant subject to conditions a permission to Nahor Meenan care of IMG Planning Limited of 75 Fitzwilliam Lane, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of a single storey canopy erected at ground level on the rear elevation of the house at 51 Merrion 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 design and appearance of the proposed extension, and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of property in the vicinity and would not adversely impact on the character of the area. The proposed development, therefore, would 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 structure shall be used from domestic purpose only incidental to the enjoyment of the dwelling house. Under no circumstances shall the structure be used as habitable accommodation.

Reason: In the interest of residential amenity.

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

Dated this day of 2020.