



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2008/20

Appeal by Enda McHugh care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 26th day of February, 2020 by Dublin City Council to refuse a permission to Enda McHugh for the proposed development.

Proposed Development: Retention of an existing studio apartment at basement level together with existing external staircase that services same as currently constructed together with seeking full planning permission for the proposed installation of a window on the existing side elevation to service the existing studio apartment at basement level and all ancillary site works, all at Number 13 Synnott Place, 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 ancillary nature of the proposed revised development, it is considered that, subject to compliance with the conditions set out below, the proposed development and development proposed for retention, would be acceptable and would not seriously injure the amenities of the residential conservation 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 retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 24th day of March, 2020, 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. The proposed window on the western elevation of the basement shall be omitted.

Reason: In the interests of visual and residential amenity.

3. Revised details of the proposed replacement railing to the front of the property shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The replacement railing shall be similar in style to that of the railing to the front of the adjoining protected structures and shall be of the highest possible architectural quality.

Reason: In order to protect the character of the residential conservation area and of the adjacent protected structures.

4. The basement shall be used for purposes ancillary to the main residential building at Number 13 Synnott Place (as specified in the documentation lodged with the appeal), and shall not be used, let or leased as a separate residential unit unless otherwise authorised by a prior grant of planning permission.

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

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

Dated this day of 2020.

