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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1036/20**

**Appeal** by Elizabeth O'Brien of 300 Clontarf Road, Clontarf, Dublin against the decision made on the 18<sup>th</sup> day of March, 2020 by Dublin City Council to grant subject to conditions a permission to Tina and Karl Walsh care of Eileen Cantwell Architects of 'The Brook', Windgate Road, Howth, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (A) Single-storey garden room extension to rear, (B) garage conversion to side, (C) the insertion of a high level top opening sash in obscure glazing to an existing obscure-glazed, fixed pane window, to west side at first floor level and (D) garden shed to rear. All at 299 Clontarf 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 residential land use zoning of the site and the nature and scale of the development for which permission is sought, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the 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 carried out and completed 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. 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 the 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. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

3. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

4. Any new flat roofed areas shall not be used as roof gardens/patios amenity space.

**Reason:** In the interest of residential amenity.

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**Terry Ó Niadh**

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

**Dated this            day of            2020.**