



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2841/20

Appeal by Ceanna Walsh care of Reid Associates of 2 Connaught Place, Crofton Road, Dún Laoghaire, County Dublin against the decision made on the 4th day of August, 2020 by Dublin City Council to refuse a permission for the proposed development.

Proposed Development: The development will consist of revisions to the previously granted permission under planning register reference number 2064/18 for the provision of an additional mews dwelling to include: (a) a new vehicular parking space to the front of the previously granted mews dwelling, to the rear of the site, inclusive of the revision and localised widening of existing vehicular laneway and localised stone wall removal to provide for two number passing bays to the front and rear of the site, using existing vehicular access onto Strand Road; (b) the revision of the previously granted mews dwelling to facilitate the provision of the required parking space to the front of the previously granted mews dwelling; (c) associated internal layout revisions to the previously granted mews development along with associated fenestration, rooflights and overall height amendments; (d) the provision of a new vehicular parking space to the main house to the front of the property,

using existing vehicular access onto Strand Road at a site at 121 Strand Road, Sandymount, Dublin 4.

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 proposed, to the pattern of development in the vicinity, to the planning history of the subject and adjoining sites, and to the policies of the Dublin City Development Plan 2016 - 2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, and would not detract from the character of the area. The development proposed 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, as amended by the plans and particulars received by An Bord Pleanála on the 31st day of August, 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 vehicular entrance gate across the laneway serving the subject site, numbers 119A and 117A Strand Road shall be omitted.

Reason: In the interest of traffic safety.

3. Notwithstanding the provisions of Schedule 2, Part 1 of the Planning and Development Regulations 2001, as amended, no extensions, garages, stores, offices or similar structures, shall be erected without the prior grant of planning permission.

Reason: In the interests of residential amenity and in order to ensure sufficient private open space be retained for the occupants of the proposed dwelling.

Terry Ó Niadh

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

Dated this day of 2020