



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1397/20

Appeal by Caroline O'Brien and Tim Hinton care of Abode Design of 25 Brian Road, Marino, Dublin against the decision made on the 21st day of August, 2020 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to existing roof to accommodate a rear dormer, convert existing side garage/shed, new vehicular access off Saint Kevin's Park, retention permission sought for the existing access gate off Saint Kevin's Gardens and associated works, all at 4 Saint Kevin's Park, Dartry, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

The requirement for the modifications to the existing entrance off Saint Kevin's Gardens is considered reasonable, given the grant of permission for parking in the front garden of the dwelling and as there is no requirement for vehicular access to the rear. The condition is considered to be consistent with the residential and visual amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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.

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

Dated this day of 2021.