

An
Bord
Pleanála

Board Order
ABP-308847-20

Planning and Development Acts 2000 to 2020

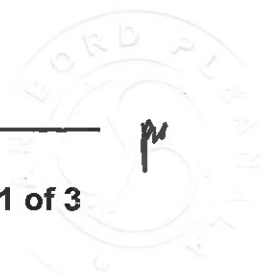
Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20B/0280

Appeal by John Holland of 12 Stepside Park, Jamestown, Dublin against the decision made on the 10th day of November, 2020 by Dún Laoghaire-Rathdown County Council in relation to the application by John Holland for permission for development comprising the retention of a shed and two 10 metre-high radio antennae in the rear garden at 12 Stepside Park, Jamestown, Dublin in accordance with the plans and particulars lodged with the said Dún Laoghaire-Rathdown County Council (which decision was to grant subject to conditions a permission for the retention of a shed and to refuse permission for the retention of two 10-metre high radio antennae).

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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022 “to protect and/or improve residential amenity”, it is considered that the development proposed to be retained would be ancillary to the permitted residential use on site and would not seriously injure the residential amenity of nearby property or the visual amenity of the area and, subject to compliance with the conditions set out below, the development proposed to be retained would be in accordance with the zoning objective for the area, as set out in the Development Plan, and 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 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 existing dwelling, and the shed proposed for retention, shall be jointly occupied as a single residential unit and the shed shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the shed in the interest of residential amenity.

3. Details of the proposed colour scheme for the telecommunications structures shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of the visual amenities of the area.

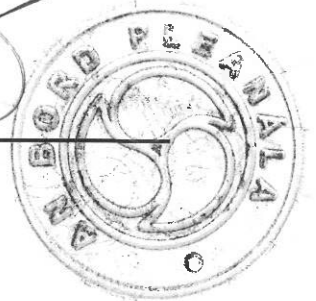
4. Surface water drainage arrangements for the development proposed to be retained shall comply with the requirements of the planning authority.

Reason: In the interest of public health.



Paul Hyde

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



Dated this 14th day of June 2021.