

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 3528/20

Appeal by Caroline Barron of 17 Gilford Park, Sandymount, Dublin against the decision made on the 3rd day of December, 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: The development will consist of the: 1. demolition and removal of existing sheds, single storey garage and outhouses to the side and rear of the property, 2. the construction of a two storey pitched roof extension to the side and rear, 3. the construction of a single storey flat roof extension to the rear, 4. elevations alterations, 5. attic conversion requiring alterations and extension of main roof including new rear dormer and 'Velux' rooflights to the front and rear, 6. widening of existing vehicular entrance and opening up new pedestrian entrance, 7. alterations to boundary walls, landscaping, drainage works and ancillary and associated works at 17 Gilford Park, Sandymount, Dublin.

Decision

Having regard to the nature of the conditions 3a) and 3c), 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 REMOVE conditions numbers 3a) and 3c) and the reasons therefor.

Reasons and Considerations

The proposed central window at first floor level at the front of the extended house would not be out of keeping with the appearance of the extended house or of the street in general. The alteration to its cill level required by condition 3a) of the planning authority's decision is therefore not warranted.

It is considered that the height and length of the proposed two-storey extension to the rear of the existing house and its proximity to the boundary of the site with the adjoining residential property at number 19 Gilford Park would not result in an overbearing visual impact on that neighbouring property and therefore the reduction in the extent of the proposed development that is required by condition 3c) of the planning authority's decision is not warranted.

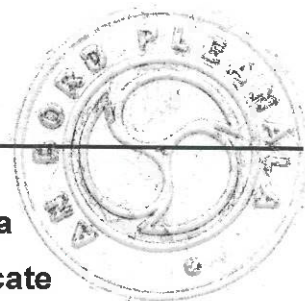
In not agreeing with the Inspector's recommendation to attach 3c), the Board had regard to the set back from the boundary and the disposition of the neighbouring property, and considered that the proposed development would not be overbearing to an extent that would injure the amenities of the neighbouring property, 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.


Michelle Fagan

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



Dated this  day of  2021