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**Planning and Development Acts 2000 to 2020**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD20B/0414.**

**Appeal** by John and Catherine Handibode of Kinclare, Ballydowd, Lucan, County Dublin against the decision made on the 8<sup>th</sup> day of January, 2021 by South Dublin County Council in relation to the application by Madeline McMahon care of William Doran of 7 Saint Mary's Road, Ballsbridge, Dublin for permission for development comprising a timber fence along western boundary with a height of 1.89 metres to 2.18 metres in the front garden and a height of 2.24 metres to 2.7 metres to the rear of the front building line and in the rear garden at Westhorpe, Ballydowd Road, Lucan, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of the fence located to the rear of the front building line and to refuse permission for retention of the fence constructed forward of the front building line).

**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 zoning objective for the area, the pattern of development in the vicinity and the scale, nature and design of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development to be retained would be acceptable in terms of scale and design and would not seriously injure the amenities of the area or of property in the vicinity. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

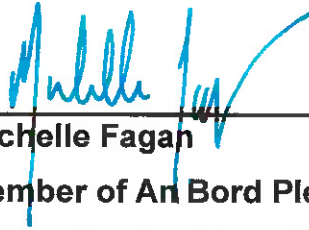
1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

**Reason:** In the interest of clarity.



2. The timber fence erected forward of the front building line of the dwelling shall be removed within four months of the date of this Order.

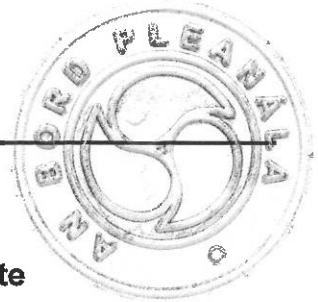
**Reason:** In the interest of the visual amenities of the area.



**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



Dated this **26<sup>th</sup>** day of **May** 2021.