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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dun Laoghaire Rathdown County Council**

**Planning Register Reference Number: D21B/0044**

**Appeal** by Irene Timoney care of William Doran of 7 St. Mary's Road, Ballsbridge, Dublin against the decision made on the 6<sup>th</sup> day of April, 2021 by Dun Laoghaire Rathdown County Council to grant subject to conditions a permission to Robert Henshaw care of E.M. Hogan and Associates of 3B Santry Avenue Industrial Estate, Santry Avenue, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of a covered side passageway for storage purposes and the retention of external garden shed located to the rear garden, all at 11 Hawthorn Grove, Bird Avenue, Clonskeagh, Dublin.

**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 Dun Laoghaire Rathdown County Development Plan, 2016-2022 according to which the site is located in an area for which the zoning objective A is 'to protect and/or improve residential amenity', and to the location of the site of the proposed development at the end of the cul de sac of Hawthorn Grove in the north-eastern corner of the residential development, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenities of adjoining property and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be completed and 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 use of the two structures (covered side passage and garden shed) shall be confined to use incidental to the residential use of the house.

**Reason.** To ensure that the development is in accordance with the zoning objective for the area and to protect the residential amenities of the area.

*DR. Maria FitzGerald*

**Maria FitzGerald**

**Member of An Bord Pleanála**

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

**Dated this 12<sup>th</sup> day of August 2021.**

