

An
Bord
Pleanála

Board Order
ABP-310775-21

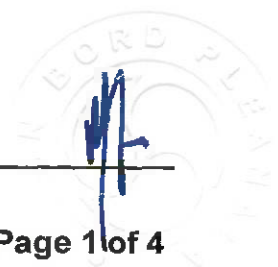
Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 1455/21

Appeal by Brian and Carol Gallagher of 25 Lea Road, Sandymount, Dublin against the decision made on the 15th day of June, 2021 by Dublin City Council to grant subject to conditions permission to Kathy and Paddy Herbert care of Chris Ryan Architects and Designers of Garland House, 28-30 Rathmines Park, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: A detached single storey studio space at the side of Number 24A Lea Road, Sandymount, Dublin. The development will consist of an 11 square metres artist's studio space with a side passage provided to access the rear garden. The 22 square metres sedum plant green flat roof of the development will extend to form a porch roof at the entrance to 24A and a covered space to the rear of the studio, all at 24A Lea Road, Sandymount, Dublin.



Decision

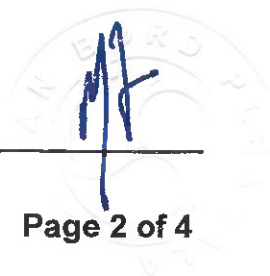
GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

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 nature and scale of the proposed development which is ancillary to the use of the existing dwelling on site, and to the overall design and scale, which is subordinate in scale to the existing dwelling on site and structures in the vicinity, it is considered that the proposed development would be satisfactory in the context of the visual amenities of the area and the amenities of adjoining property. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Conditions

1. The development shall be carried out and completed 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.

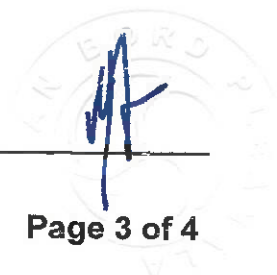
Reason: In the interest of clarity.

2. The detail of the external finishes on the walls shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The proposed artist studio/home office/store extension shall be used solely for that purpose/or a purpose ancillary to the use of the main dwelling.

Reason: To protect the amenities of property in the vicinity.



4. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.



Michelle Fagan

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



Dated this 8th day of October 2021.