

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2866/21

Appeal by Mary Carton care of Alan Farrelly Architecture of 2 Burnaby View, Hillside Road, Greystones, County Wicklow against the decision made on the 26th day of July, 2021 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations and additions to existing house to include new vehicular entrance to front and parking area, attic conversion with new dormer window to the rear, the conversion of existing garage at rear for use as home office and all associated works at 42 Glasanaon Road, Finglas East, Dublin.

Decision

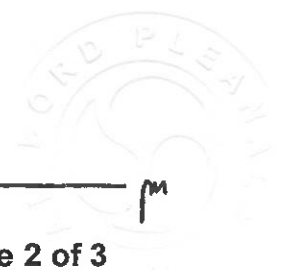
Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE conditions numbers 3 and 4 and the reasons therefor, AMEND condition number 2 so that it shall be as follows for the reason set out.

2. The proposed vehicular entrance shall not exceed 3.0 metres in width and shall not have outward opening gates. The footpath and kerb shall be dished at the road junction in accordance with the requirements of the planning authority. Details indicating the proposed compliance with the above requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of clarity and pedestrian and traffic safety.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the residential Z1 'Sustainable Residential Neighbourhoods' zoning for the site, and the provisions of the Dublin City Development Plan 2016-2022, it is considered that the proposed dormer, by reason of its scale and setback design, would not seriously injure the residential and visual amenities of the area and the proposed vehicular entrance would not result in the felling of a tree nor cause a traffic hazard and would, therefore, be in accordance with the proper planning and sustainable development of the area.



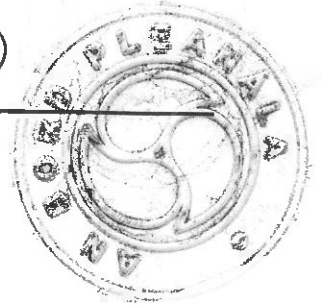
Matters Considered

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.


Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board



Dated this 20th day of ~~DECEMBER~~ 2021