



An
Bord
Pleanála

Board Order
ABP-311672-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D21B/0399

Appeal by Emer Fitzpatrick care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 21st day of September, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Raising of the existing rear boundary wall that address's Brehon Field Road and all associated site works at 8 Grangefield, Ballinteer, 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 pattern of boundary treatments in the area, to the design and scale of the proposed extension in height to the existing rear boundary wall of number 8 Grangefield and Brehon Field Road and to the provisions of the Dún Laoghaire-Rathdown County Council Development Plan, 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the character of the streetscape and would not seriously injure the amenities of nearby dwellings. 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 and as amended by the further plans and particulars, 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 external finishes of the proposed boundary extension shall match those of the existing boundary in respect of materials, colour and texture.

Reason: In the interest of visual amenity.



John Connolly

Member of An Bord Pleanála

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



Dated this 24th day of FEBRUARY 2022.