

An
Bord
Pleanála

Board Order
ABP-311949-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

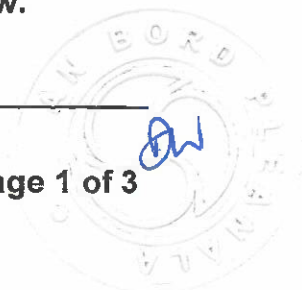
Planning Register Reference Number: D21B/0452

Appeal by Niall and Noeline Mulqueen care of Gibbons and Associates of 35/37 Glasthule Road, Glasthule, County Dublin against the decision made on the 19th day of October, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to David Bloomer care of Danny Gorman of Maggs Cottage, Scurlogstown, Trim, County Meath in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention planning permission for boundary treatments to common boundary with Number 49 Silchester Park, Glenageary, County Dublin consisting of a raised timber fence and a new section of block wall to the rear (both approximately 2,350 millimetres high) at 48 Silchester Park, Glenageary, County 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 condition 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 and the design and scale of the proposed retention of the increased height to the existing rear boundary wall between Number 48 Silchester Park and Number 49 Silchester Park and to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, it is considered that, subject to compliance with the condition set out below, the development proposed to be retained 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.

In deciding not to accept the Inspector's recommendation to include a condition to provide a matching finish of horizontal cladding to the timber portion of the wall facing into Number 49, the Board considered that it was not necessary or appropriate to set a condition that would affix materials to the side of the wall facing into the garden of Number 49 Silchester Park and from the images and photos submitted with the application and appeal, it was considered that the visual impact of the development to be retained was not excessive or out of keeping with the area.

Condition

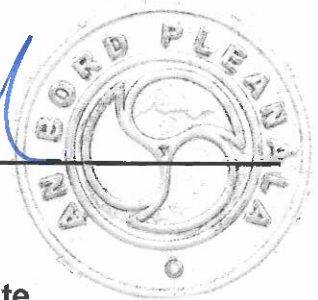
1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application.

Reason: In the interest of clarity.



Dave Walsh

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



Dated this *21st* day of *March* 2022