

An
Bord
Pleanála

Board Order
ABP-313629-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB/1113/22

Appeal by Noel McGlynn of 77 Pinewood Crescent, Glasnevin, Dublin against the decision made on the 6th day of April, 2022 by Dublin City Council to grant subject to conditions a permission to Beatrice Glynn care of Pamela Byrne of 67 Finn Eber Fort, Finglas, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of the existing single storey timber clad garden room structure for use ancillary to the main dwelling in the rear garden at 75 Pinewood Crescent, Glasnevin North, Dublin.

Decision

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

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 including Z1 (Sustainable Residential Neighbourhood) zoning objective of the area, the design, layout and scale of the development proposed to be retained, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be 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 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Surface water and drainage arrangements including the attenuation and disposal of surface water, shall comply with the following requirements of Dublin City Council's Drainage Division.
 - (a) The Greater Dublin Regional Code of Practice for Drainage Works Version 6.0,
 - (b) The development shall be drained on a completely separate system with surface water discharging to the public surface water system,
 - (c) The development shall incorporate Sustainable Drainage Systems in the management of surface water,
 - (d) The design and construction of the soakaway shall comply with the requirements of BRE Digest 365 and CIRIA C753. Details of the soakaway shall be agreed directly with Dublin City Council Drainage Division,
 - (e) All private drainage pipework shall be located within the site boundary.

Reason: In the interest of public health and surface water management.

3. The structure to be retained shall be used as a garden room for use ancillary to the main dwelling (No. 75 Pinewood Crescent) and shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses or for any use other than as a use incidental to the enjoyment of the dwelling house as such, unless authorised by a prior grant of planning permission.

Reason: In the interest of residential amenity.

4. The structure shall not be let, sold or otherwise transferred or conveyed except as part of the overall site that includes the dwelling house (No. 75 Pinewood Crescent) and its garden.

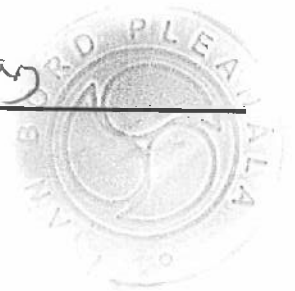
Reason: In order to ensure that the structure is retained within the overall site that includes the existing dwelling, and is not subdivided or separated from it, and that it is used solely in conjunction with the main dwelling.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

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



Dated this *21* day of *July* 2023.