



An
Bord
Pleanála

Board Order
ABP-315051-22

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1769/22

Appeal by Liam Lafferty care of EM Hogan Architects and Development Consultants of Unit 3B Santry Avenue Industrial Estate, Santry Avenue, Dublin against the decision made on the 13th day of October, 2022 by Dublin City Council to refuse permission to Liam Lafferty for the proposed development.

Proposed Development: Revisions to previously approved application (planning application number 3005/18 and ABP 302262-18) revisions to include: (i) provision of dormer floor accommodation, (ii) external elevational revisions, and (iii) minor internal alterations relating to an approved dormer bungalow with attic floor storage space, all at infill site adjoining 2 Chanel Grove/Beechpark Avenue, 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.

Reasons and Considerations

Having regard to the zoning objective of the area, the design, layout and scale of the proposed development, including the orientation and separation distances between the proposed dwelling and neighbouring dwellings, the pattern of development in the area, and local and national policy in support of the development of infill sites and the consolidation of urban areas 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 residential amenity of property in the vicinity. 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 development outside of the alterations set out in the plans and particulars lodged with this application, shall comply with the conditions attached to the An Bord Pleanála grant of permission under ABP-302262-18 in full, including in particular the retention of the boundary wall at the corner of Chanel Grove and Beechpark Avenue such that additional vehicle parking shall not occur in this area.

Reason: In the interest of clarity.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Classes 1, 3 and 5 of Schedule 2, Part 1 to those Regulations shall take place within the curtilage of the house without a prior grant of planning permission.

Reason: In the interest of orderly development, and to allow the planning authority to assess the impact of any such development on the amenities of the area through the statutory planning process.



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



Dated this 20 day of March 2023.