

An
Bord
Pleanála

**Board Order
ABP-315181-22**

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: S22B/0391

Appeal by Amanda Bell care of Deaton Lysaght Architects of 44 South Richmond Street, Dublin against the decision made on the 28th day of October, 2022 by South Dublin County Council in relation to the application for permission for development comprising the retention of construction of attic conversion, separate utility room and gymnasium in rear garden and garage at side of existing house and all associated works, all at 51 Foxdene Avenue, Balgaddy, Lucan, County Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for retention of separate utility room and gymnasium in rear garden and garage at side of existing house and to refuse permission for retention of rear dormer roof extension).

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 nature and scale of the development, to the configuration of the subject premises relative to adjoining residential development and to the existing pattern of development in the area, it is considered that the development proposed to be retained, subject to compliance with the conditions set out below, would be visually acceptable and not out of character, would not seriously injure the amenities of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions


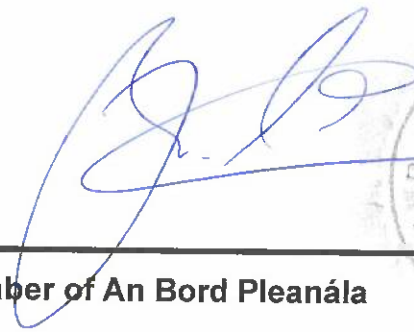
1. The development shall be carried out, completed and retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

Reason: In the interest of clarity.



2. The house, including the extensions hereby permitted, shall be used solely as a single dwelling unit, and shall not be sub-divided or used in part or in whole for any commercial purposes.

Reason: In the interests of residential amenity and the proper planning and sustainable development of the area.



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

Dated this 28th day of June 2023