

An  
Bord  
Pleanála

## Board Order ABP-315928-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD22B/0514**

**Appeal** by Ruth O'Sullivan and Gordon Chivers and others care of 4 Aranleigh Court, Rathfarnham, Dublin against the decision made on the 30<sup>th</sup> day of January, 2023 by South Dublin County Council to grant subject to conditions a permission to John Curran care of JE Architecture of Park House, Ballisk Court, Donabate, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of single storey detached home office/gym to rear garden with associated ancillary works, all at 5 Aranleigh Gardens, Rathfarnham, 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 information submitted with the planning application and the appeal, and the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would comply with the zoning objective for the site, would not seriously injure the visual and residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In not accepting the Inspector's recommendation that the W.C be omitted, the Board considered the below condition number 2, as written, to be sufficient to prevent the structure from being brought into habitation use.

## 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. The home office/gym shall be used solely for that purpose and for purposes incidental to the enjoyment of the dwellinghouse and, as such, shall not be sold, let or otherwise transferred or conveyed as part of the dwellinghouse.

**Reason:** In the interest of orderly development and in the interest of the proper planning and sustainable development of the area.

3. Within three months of the date of this Order, the developer shall undertake all of the following amendments:

(a) Omit the eastern side elevational window and provide for planting to cover the side elevational wall, details of which shall be agreed with the planning authority prior to commencement of the same.

(b) Replace the glass on the window on the west side elevation with frosted or opaque glass.

Photographs showing these works shall be submitted to the planning authority once the works are complete and, at any rate, within three months of the date of this Order.

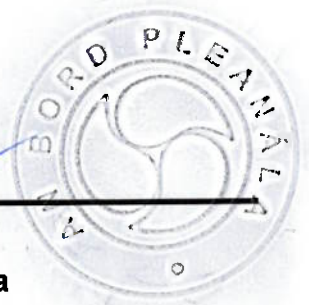
**Reason:** In the interest of the protection of the residential amenities of adjacent properties.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

  
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**Stephen Brophy**

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



Dated this 7<sup>th</sup> day of March 2024.