



An
Bord
Pleanála

Board Order
ABP-317100-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3254/23

Appeal by Billy and Jacinta Malone care of Keatley Architects of Sycamore Lodge, Barrenhill, Sutton, Dublin against the decision made on the 18th day of April, 2023 by Dublin City Council to grant subject to conditions a permission to Clive and Victoria White care of Daniel Kennedy Architect of 4 Riverside Grove, Clonshaugh, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: New ground floor only detached building in the front garden of the existing house to be used as a gym/office and all ancillary works at 12A Slademore Court, 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 provisions of the Dublin City Development Plan 2022-2028 and the layout, location, nature, and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential, visual, or traffic amenities of the area or of property in the vicinity and would comply with the provisions of the development plan. 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 proposed development shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses or for any use other than a use incidental to the enjoyment of the dwellinghouse.

Reason: To restrict the use of the garden room in the interest of residential amenity.



3. The use of the home office shall be limited to the residents of the main property and shall not be used by members of the public, including customers or clients in conjunction with any business, without the prior grant of planning permission.

Reason: To protect the amenity of adjoining properties.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, sustainable drainage measures and mitigation measures against flood risk, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried only out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Joe Boland

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

Dated this *1st* day of *September* 2023.