

An
Bord
Pleanála

Board Order
ABP-317739-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3769/23.

Appeal by Sara Jane Smyth and Kevin Tobin care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 10th day of July, 2023 by Dublin City Council to refuse a permission to Sara Jane Smyth and Kevin Tobin for the proposed development.

Proposed Development: The development will consist of: (a) the removal of the existing grass area and planting to the front of the existing dwelling and its replacement with a proposed select finish surface and the provision of one number car parking space and (b) all associated landscaping, ancillary site and boundary works; all at Liscahill, 31 Haddon Road, Clontarf, 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 Z1 zoning designation as set out in the Dublin City Development Plan 2022-2028, the nature of the development and the immediate context as well as the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would be acceptable in terms of design and transport, would not seriously injure the amenities of adjoining properties or the character, setting, or appearance of the Haddon Road – Victoria Road Architectural Conservation Area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.


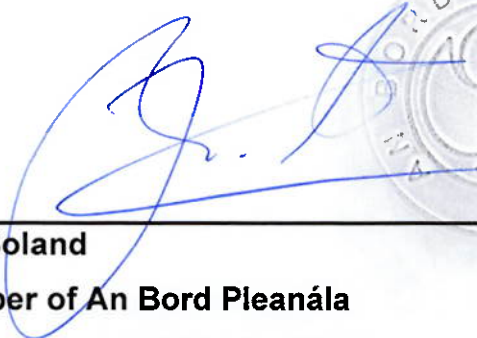
Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars submitted to An Bord Pleanála on the 8th day of August, 2023, 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. Details of planting to the front boundary and surface materials for the parking space shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.



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

Dated this 5TH day of April 2024.