An Bord Pleanála

Board Order
ABP-318651-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0908

Appeal by Michael and Fidelma Norton care of Alan Farrelly Architecture of 2 Burnaby View, Hillside Road, Greystones, County Wicklow against the decision made on the 13th day of November, 2023 by Dún Laoghaire-Rathdown County Council to grant permission subject to conditions to Michael Conroy care of Matthew Fagan of 229 Clonliffe Road, Drumcondra, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The construction of a garden shed in the garden which is located to the front of the property and all associated site works all at 3 Dodder Vale, Churchtown, 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 relevant provisions in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the zoning objective for the site and the pattern of development in the area, together with the design, scale and layout, it is considered that, subject to compliance with the conditions set out below, the proposed garden shed would not seriously injure the visual amenities of the area or the residential amenities 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, as amended by the further plans and particulars received by the planning authority on the 16th day of June 2023 and the 17th day of October 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. The garden room shall be used solely for purposes incidental to the enjoyment of the dwellinghouse as such and shall not be used for human habitation or for any business or commercial purpose, unless otherwise authorised by a prior grant of planning permission.

   Reason: To protect the amenities of property in the vicinity and in the interest of clarity.

3. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

Dated this 14th **day of** June **2024**