

An
Bord
Pleanála

Board Order ABP-319048-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1718/23

Appeal by Irene Richardson care of Kevin Tiernan of 19 Aranleigh Gardens, Rathfarnham, Dublin against the decision made on the 30th day of January, 2024 by Dublin City Council to refuse permission.

Proposed Development: Single-storey extension to the rear of property at 71 Derrynane Gardens, Sandymount, Dublin.

Decision

GRANT permission for the above proposed development for the reasons and considerations under and subject to the conditions set out below.

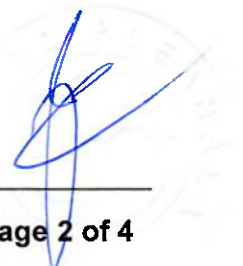
Reasons and Considerations

Having regard to the residential zoning objective, the pattern of development in the area, which is characterised by terraced two-storey houses with extensions, in instances single storey extensions to the side, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide a reasonable standard of accommodation on site, would not have an adverse impact on the existing residential amenities of the subject dwellinghouse or neighbouring properties, would be consistent with Appendix 18 (Ancillary Residential Accommodation), Section 1.1 (Residential Extensions: General Design Principles) of the Dublin City Development Plan 2022-2028, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 5th day of January, 2024, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Details of the boundary treatment, for its entire length, between numbers 71 Derrynane Gardens and 72 Bath Avenue shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity, particularly the amenity of the adjoining property.

4. Surface water drainage arrangements, including the attenuation and 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 and surface water management.

5. Prior to commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann.

Reason: In the interest of public health.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.
- Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Joe Boland

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

Dated this 6TH day of September 2024.