



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1025/24

Appeal by Miriam and Simon Sloan of 67 Kincora Road, Clontarf, Dublin against the decision made on the 5th day of March 2024 by Dublin City Council to grant, subject to conditions, a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for dormer window to the side of the house and widening of the vehicular entrance, together with all associated site works, 67 Kincora Road, Clontarf, Dublin

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to ATTACH conditions numbers 4 and 5 and the reason therefor.

Reasons and Considerations

The Board noted Appendix 5 of the Dublin City Development Plan, 2022-2028, which relates to Transport and Mobility: Technical Requirements, and in particular noted Section 4.3.1 of Appendix 5 (Dimensions and Surfacing), that “for a single residential dwelling, the vehicular opening proposed shall be at least 2.5 metres or at most three metres in width”.

The Board noted that the existing vehicular entrance has a maximum width of 3.15 metres. Whilst noting the opinion of the Inspector that the difference was not of great significance, the Board considered the conditions applied by the planning authority to be appropriate to ensure compliance with the requirements of the development plan, and for proper planning and sustainable development of the area.



MaryRose McGovern

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

Dated this 26 day of November 2024.