



An
Bord
Pleanála

Board Order ABP-319758-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24B/0077

Appeal by Eamon Walsh care of Weber Architecture of 180 Rathgar Road, Rathgar, Dublin against the decision made on the 23rd day of April, 2024 by South Dublin County Council to refuse permission.

Proposed Development: Extend existing garden shed to rear, including the raising of roof from 2.680 meters to 3.385 metres, all at 166C Saint Maelruan's Park, Tallaght, Dublin.

Decision

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

Reasons and Considerations

Having regard to the modest scale of the proposed shed extension, the characteristics of the site and associated planning history thereon, the prevailing pattern of development in the surrounding area, the provisions of the South Dublin County Development Plan 2022-2028, including the 'RES' - Existing Residential zoning designation for the site whereby 'Residential' development is 'Permitted in Principle' and the objective is 'to protect and/or improve residential amenity', it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenity of the area and would not be prejudicial to public health on account of the proximity of the proposed development to existing surface water services. The proposed development 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, 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. Gutters on the extended shed structure shall be contained within the site boundary and shall not overhang neighbouring property.

Reason: To protect the amenities of property in the vicinity.

3. The extended shed structure shall not be used for human habitation, commercial use, industrial use or for any other purpose other than a purpose incidental to the enjoyment of the dwellinghouse.

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

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: To prevent flooding and in the interest of sustainable drainage.

5. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

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

Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *18* day of *October* 2024.