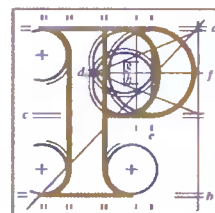


Our Case Number: ABP-312151-21

Planning Authority Reference Number: SD21B/0505



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Land Use Planning & Transportation

28 MAR 2022

South Dublin County Council

Date: 25 MAR 2022

Re: Detached recreational garden room to rear garden,
4, Wainsfort Manor Crescent, Terenure, Dublin 6w

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

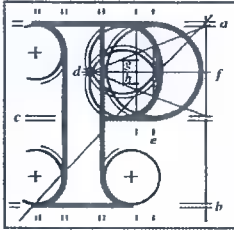
Carmel Morgan
Executive Officer

Teil	Tel	(01) 858 8100
Glaio Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

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 2. Methodology
 3. Results
 4. Discussion
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**An
Bord
Pleanála**

**Board Order
ABP-312151-21**

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21B/0505

Appeal by Shirley McDermott and Fergal Halligan of 4 Wainsfort Manor Crescent, Terenure, Dublin against the decision made on the 23rd day of November, 2021 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Detached recreational garden room (21.94 square metres) to rear garden and all associated site works, all at 4 Wainsfort Manor, Crescent, Terenure, 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 REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the single storey scale of the proposed development, the separation distances to the adjoining property, and the existing structures to both sides of the boundary which would interfere with lines of sight, the north facing window on the proposed garden room would not have any undue adverse impact on the residential amenity of the adjacent property. Condition number 2 of the permission granted by the planning authority requiring omission of the north facing window is, therefore, not warranted.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



Paul Hyde

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 24th day of March 2022.