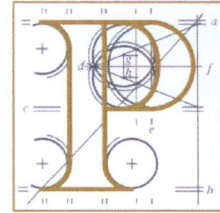


Our Case Number: ABP-315928-23

Planning Authority Reference Number: SD22B/0514



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 11 MAR 2024

Re: Retention of single storey detached home office / gym to rear garden with associated ancillary works.
5 Aranleigh Gardens, Rathfarnham, Dublin 14

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned appeal under the Planning and Development Acts 2000 to 2022. 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.

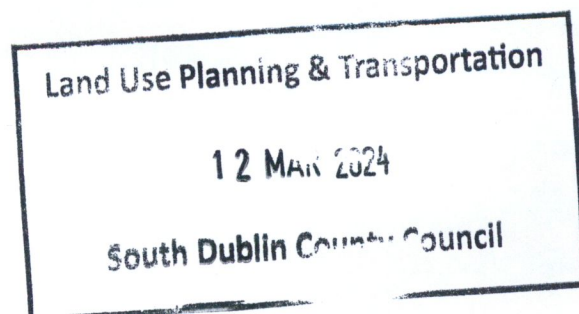
The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

Kieran Somers

Kieran Somers
Executive Officer

BP100N



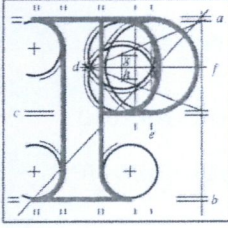
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Dublin 1
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An
Bord
Pleanála

Board Order ABP-315928-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

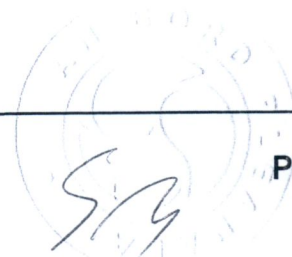
Planning Register Reference Number: SD22B/0514

Appeal by Ruth O'Sullivan and Gordon Chivers and others care of 4 Aranleigh Court, Rathfarnham, Dublin against the decision made on the 30th day of January, 2023 by South Dublin County Council to grant subject to conditions a permission to John Curran care of JE Architecture of Park House, Ballisk Court, Donabate, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of single storey detached home office/gym to rear garden with associated ancillary works, all at 5 Aranleigh Gardens, Rathfarnham, Dublin.

Decision

GRANT permission for the above 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 the information submitted with the planning application and the appeal, and the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would comply with the zoning objective for the site, would not seriously injure the visual and residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In not accepting the Inspector's recommendation that the W.C be omitted, the Board considered the below condition number 2, as written, to be sufficient to prevent the structure from being brought into habitation use.

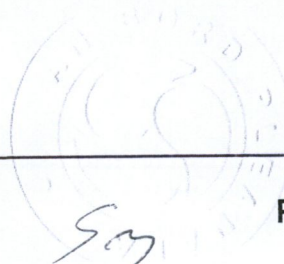
Conditions

1. The development shall be retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The home office/gym shall be used solely for that purpose and for purposes incidental to the enjoyment of the dwellinghouse and, as such, shall not be sold, let or otherwise transferred or conveyed as part of the dwellinghouse.

Reason: In the interest of orderly development and in the interest of the proper planning and sustainable development of the area.



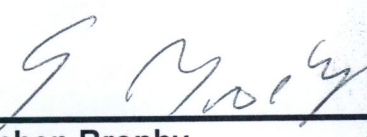
3. Within three months of the date of this Order, the developer shall undertake all of the following amendments:
- (a) Omit the eastern side elevational window and provide for planting to cover the side elevational wall, details of which shall be agreed with the planning authority prior to commencement of the same.
 - (b) Replace the glass on the window on the west side elevation with frosted or opaque glass.

Photographs showing these works shall be submitted to the planning authority once the works are complete and, at any rate, within three months of the date of this Order.

Reason: In the interest of the protection of the residential amenities of adjacent properties.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.



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



Dated this 7th day of March 2024.