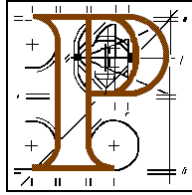


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2006

Dublin City

Planning Register Reference Number: 4706/06

An Bord Pleanála Reference Number: PL 29S.220557

APPEAL by Shelagh Jennings of P.O. Box 4612, Rathmines, Dublin on behalf of the Belgrave Residents Association (Rathgar and Rathmines) against the decision made on the 16th day of October, 2006 by Dublin City Council to grant subject to conditions a permission to Kingston Construction Limited care of Cloonan O'Donnell of 1 Swanville Place, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of rear returns and extensions, construction of new three-storey returns and single storey extensions to the rear of each house, the construction of new two-storey side extensions to gable of each house, creation of new vehicular access gates from each house to the rear laneway, cleaning and repointing brick façade, internal alterations including the removal of non-original partitions, renewal of services, blocking up and creation of new opes to ground and first floors, remove existing rooflights to allow for attic conversion and the installation of four number conservation rooflights, a single window to the gable of each house at attic level and the making good of finishes and redecoration to enable the houses revert from seven number flats to two number single family dwellings at numbers 31 and 33 Dunville Avenue, Rathmines, Dublin (both Protected Structures reference numbers 2444 and 2445).

DECISION

GRANT permission for the above proposed 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

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or property in the vicinity, would not detract from the integrity of the Protected Structures and would be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The proposed vehicular access gates shall be omitted from the development but may be replaced with pedestrian gates.

Reason: In the interest of residential amenity and to ensure the retention of sufficient private open space.

2. Prior to commencement of development, details of the materials, colours and textures of all the external finishes to the houses shall be submitted to the planning authority for agreement.

Reason: To maintain the integrity of the Protected Structures.

3. All repairs/replacements to gates and fencing shall be as existing in materials, dimensions and design.

Reason: To maintain the integrity of the Protected Structures.

4. All repairs/replacement of stone walls, piers and gates posts shall be carried out with existing materials or similar as well as appropriate construction methods.

Reason: To maintain the integrity of the Protected Structures.

5. All roof repairs shall be carried out using similar natural slate, as existing.

Reason: To maintain the integrity of the Protected Structures.

6. A conservation expert shall be employed to manage, monitor and implement the works on site and to ensure adequate protection of the historic fabric during the works. All permitted works shall be designed to cause minimum interference to the building structure and fabric.

Reason: To safeguard the integrity of the Protected Structures and to ensure that the works are carried out in accordance with good conservation practice with no unauthorised or unnecessary damage or loss of historic fabric.

7. All works shall be carried out in accordance with best conservation practice. The repair works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery, and shall be designed to cause minimum interference to the building's structure and fabric. Items which must be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

Reason: To safeguard the integrity of the Protected Structures and to ensure that the works are carried out in accordance with good conservation practice with no unauthorised or unnecessary damage or loss of historic fabric.

8. Water supply and drainage arrangements, including the 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 to ensure a proper standard of development.

9. Notwithstanding the exempted development provisions of Part 1 of Schedule 2 to the Planning and Development Regulations 2001, no extensions, garages, stores or similar structures shall be constructed without prior grant of planning permission.

Reason: To protect residential amenity, and to ensure the retention of sufficient private open space.

10. The site and building works required to implement the development shall only be carried out between 0700 hours and 1800 hours Monday to Friday, and between 0800 hours and 1400 hours on Saturdays. No work shall be carried out on Sundays or Bank Holidays

Reason: To safeguard the amenities of adjoining residential occupiers.

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

Dated this day of 2007.