

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2010

**Dublin City**

**Planning Register Reference Number: 2400/10**

An Bord Pleanála Reference Number: PL 29S.237113

**APPEAL** by Thomas Gorman and Marion Foster care of Corry Design Associates of 93 Martello Court, Portmarnock, County Dublin against the decision made on the 14<sup>th</sup> day of June, 2010 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of porch attached to front of house and replace existing sitting room window with bay window and pitched and hipped roof finish across both at 6 Crotty Avenue, Walkinstown, Dublin.

## **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.**

## **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.

## REASONS AND CONSIDERATIONS

Having regard to the pattern of development in the area and the limited scale of the proposed development, it is considered that the proposed development, subject to compliance with the conditions as set out below, would not seriously injure the amenities of the area, or of property in the vicinity, would be acceptable in terms of traffic safety and convenience and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted the 24th day of May, 2010, except as may otherwise be required in order to comply with the following conditions. Where such conditions require points of detail to be agreed with the planning authority, these matters shall be the subject of written agreement and shall be implemented in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall be amended as follows:

The proposed parapet detail shall be omitted and the eaves and gutter detail shall be consistent on all three sides of the extension and the proposed side wall shall be relocated such that no part of the eaves or gutter overhangs the neighbouring property.

Revised drawings showing compliance with this condition shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

**Reason:** In the interest of visual and residential amenity.

3. Roof tiles shall match the existing house and the front walls shall be of brick. Samples of the proposed brick shall be submitted to the planning authority for written agreement prior to commencement of development. Window frames shall match existing type on front elevation.

**Reason:** In the interest of visual amenity.

4. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

**Reason:** To ensure adequate servicing of the development, and to prevent pollution.

5. Site development and building works shall be carried out only between the hours of 07.00 to 18.00 Monday to Friday inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order the safeguard the residential amenities of properties in the vicinity.

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

**Dated this            day of            2010.**