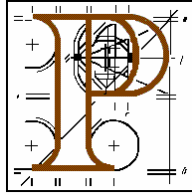


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2011

Dublin City

Planning Register Reference Number: WEB 1101/11

An Bord Pleanála Reference Number: PL 29N.239379

APPEAL by Christopher Hussey of 24 Shandon Drive, Phibsborough, Dublin and Geraldine Dunne care of TRP Solutions, 63 Rutland Avenue, Dublin against the decision made on the 22nd day of July, 2011 by Dublin City Council to grant subject to conditions a permission to Ronan and Lisa Fox care of Warren Architects of 3 Glenarm Avenue, Drumcondra, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a two-storey barrel-roofed extension to rear of existing house, attic conversion with flat roofed dormer window to rear and all associated site works at 26 Shandon Drive, Phibsborough, 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, the design and scale of the proposed extension and the precedent set by other extensions in the surrounding area, including modest extensions at first floor and appropriately designed dormer windows, it is considered that the proposed development would not seriously injure the amenities of the area or of property in the vicinity, 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 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be amended as follows:
 - (a) The first floor element of the extension accommodating the master bedroom shall be restricted to a depth of three metres from the existing rear wall of the upper floor of the house.
 - (b) The flat roof dormer window proposed at attic level shall be reduced in width from four metres to three metres.
 - (c) The area of glazing in the dormer shall be reduced: the number of windows shall be reduced from three to two.

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

Reason: In the interest of visual and residential amenity.

3. A detailed method statement for the project, in particular the proposed reduction in floor levels and repositioning of floor joists, shall be prepared by a Chartered Engineer (Structural) and submitted to the planning authority for written agreement prior to commencement of development. This report shall include proposals for supervision and monitoring of works.

Reason: To protect the amenities of neighbouring properties.

4. Details of the materials, colours and textures of all external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

5. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling. The proposed attic conversion shall not be used for habitable accommodation.

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

6. Site development and building works shall be carried out between the hours of 0700 to 1800 on Mondays to Fridays inclusive, between 0800 to 1400 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 to safeguard the residential amenities of property in the vicinity.

7. Water supply and drainage arrangements, including the attenuation and 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.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2012.