

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2014

**Dublin City County**

**Planning Register Reference Number: WEB 1057/14**

An Bord Pleanála Reference Number: PL 29S.243458

**APPEAL** by T. Desmond Fleming of 17 Merlyn Road, Ballsbridge, Dublin against the decision made on the 14<sup>th</sup> day of May, 2014, by Dublin City Council to grant subject to conditions a permission to Pietro and Claudia Soldini care of Minnow Design at Design Space, Link Road, Glasthule, County Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Demolition of existing single storey garage to north east side, replacement with new two-storey extension with extended hipped roof over with rooflight to hip. Extension to comprise study, utility and kitchen at ground floor with master suite at first floor. Some internal modifications. Reconfiguration of some fenestration to ground floor rear (south east) elevation. Relocation of main entrance and new open porch to centre of proposed front (north west) elevation. Widening of existing vehicular entrance to 3.4 metres and relocation away from corner of road, to be centred on porch. All associated landscaping, drainage, site works and demolitions, development all at 1 Merlyn Drive, Ballsbridge, 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 nature and scale of existing and permitted development in the area, including on the appeal site and to the provisions of the current development plan for the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would 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 external finishes of the proposed extension shall be the same as those of the existing dwelling in respect of colour and texture.

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

3. The site shall be landscaped in accordance with a scheme of hard and soft landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The scheme shall include a timescale for its implementation.

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

4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interest of public safety and residential amenity.

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

**Dated this            day of            2014.**