



An
Bord
Pleanála

**Board Order
PL 29N.248599**

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2501/17

Appeal by Patrick Cassidy of 21 Clare Road, Drumcondra, Dublin against the decision made on the 10th day of May, 2017 by Dublin City Council to grant subject to conditions a permission to James and Mary Murphy care of Eamonn Weber of 180 Rathgar Rod, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a second storey extension at side of 19 Clare Road, Drumcondra, 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 extent of the development and the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or of property in the vicinity and would not be prejudicial to public health. The proposed development 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 incorporate the following revisions:
 - (a) The first floor side extension shall be set back from the front building line of the existing house to be in line with the existing first floor side extension at number 21 Clare Road. The internal layout shall be amended accordingly.
 - (b) The front window of the first floor side extension shall be replaced with two windows of a similar size and proportion to those in the existing house and those of the side extension of number 21 Clare Road.
 - (c) The roof of the side extension shall be reduced by approximately 0.5 metres below the ridge line of the existing dwellinghouse.

Details showing compliance with the above amendments 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. 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.

4. The external finishes of the proposed extension, including roof tiles/slates, shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to and agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 to 1400 hours 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.

6. Site development works and construction works shall be carried out in such manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works such cleaning works shall be carried out at the developer’s expense.

Reason: In the interest of orderly development and visual amenity.

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

Dated this day of 2017