



An  
Bord  
Pleanála

**Board Direction**  
**PL29S.246714**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on September 13th 2016.

The Board decided to make a split decision, to

(1) grant permission (subject to conditions) for the proposed extension, and retention of the rear dormer with the attic space, not to be used as a habitable room, at no.29 South Dock Street, Ringsend, Dublin 4.

based on the reasons and considerations marked (1) under and subject to the conditions set out below, and

(2) refuse permission for the retention of the front dormer at no.29 South Dock Street, Ringsend, Dublin 4.

based on the reasons and considerations marked (2) under.

## **1 REASONS AND CONSIDERATIONS**

Having regard to the 'Z2 residential conservation land use zoning of the site, and to the character of the area and to the design, nature and scale of the proposed extension, it is considered that, subject to compliance with the conditions set out below, the proposed development and the retention of the rear dormer window would not detract from the character of the existing house or the residential amenities of

adjoining dwellings 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 on the 21st day of April 2016, 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 design of the proposed extension shall be amended as follows:

(a) The flat roof area shown as 'roof garden' shall not be used as a roof terrace or balcony area.

(b) Details showing the relocation of the rainwater tank on the roof shall be submitted.

(c) The attic space shall be used for storage only and shall not be used as a habitable room.

(d) The proposed extension including any roofing/guttering shall not overhang adjoining properties and shall be constructed within the application site boundaries.

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

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

3. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of the dwellinghouse without a prior grant of planning permission.

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

4. 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.

5. Site development and building works shall be carried only out between the hours of 07.00 to 18.00 Mondays to Fridays 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 to safeguard the residential amenities of property in the vicinity.

6. 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 noise management measures and off-site disposal of construction/demolition waste.

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

## **2 REASONS AND CONSIDERATIONS**

It is considered that the retention of a dormer window extension to the front of this attractive mid-terrace period residence situated within an area zoned in the Dublin City Development Plan 2011-2017 as a residential conservation area would by reason of its size, form and materials, be unduly obtrusive in its streetscape setting and would be out of character with properties in the vicinity. The development proposed for retention would, therefore, seriously injure the visual amenities of properties in the vicinity and would set an undesirable precedent for similar type development in the area. The development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note :** In deciding not to accept the inspectors recommendation to amend the proposed development in condition 2 , subsections (a) + (b) the Board considered that the difference in length and area was minor and did not materially affect the residential or visual amenities of the adjoining property and that obscure glass was unnecessary in the context of the urban location.

Board Member: \_\_\_\_\_ Date: 13.09.16

Paul Hyde