



An
Bord
Pleanála

Board Direction
PL29S.247921

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 19th 2017.

The Board decided, generally in accordance with the inspector's recommendation, to make a split decision, to

- (1) grant permission for the construction of a first floor rear extension, with associated internal alterations, for the reasons and considerations and subject to the conditions marked (1) under, and

and

- (2) refuse permission for the construction of a single storey extension to the front, for the reasons and considerations marked (2) under.

(1) Grant of Permission

Reasons and Considerations

Having regard to the zoning objective for the site, the pattern of development in the vicinity and the policies of the current Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions below, the proposed development would not seriously injure the residential or visual amenities of the area. 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.

Reason: In the interests of clarity.

2. This permission relates solely to the construction of a first floor extension to the rear, with associated internal alterations. No permission is granted for the proposed single storey extension to the front, which development is refused, in accordance with the refusal element of this decision, for the reasons and considerations attached to that decision.

Reason: In the interest of clarity.

- 3 The windows on the first floor rear extension shall be glazed with obscured glass as per drawing Numbers PL04, PL06, PL07 and PL08 submitted to the planning authority on the 2nd day of November 2016.

Reason: To prevent overlooking of adjoining residential properties.

- 4 Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 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.

5. 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.

(2) Refusal of Permission

Reasons and Considerations

Having regard to the pattern of development in the vicinity, which is characterised by a generally uniform front building line and facades with simple architectural treatment, it is considered that the proposed development, which would involve the provision of a front extension extending out from this building line and which would extend across the full width of the frontage of the subject site, would be inconsistent with the character of the area and out of keeping with the pattern of development in the area, and, by reason of its depth and proximity to adjoining properties, would seriously injure the residential amenities of those properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member:

Philip Jones

Date: 21st April 2017