



An  
Bord  
Pleanála

**Board Direction  
PL29S.247969**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on May 2<sup>nd</sup> 2017.

The Board decided to not invoke its powers under Section 139, but to consider the application as if it had been submitted to it in the first instance. The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

### **Reasons and Considerations**

Having regard to the pattern of development in the area, to the nature and scale of the proposed development and to the Z2 zoning provisions of the current Dublin City Development Plan pertaining to the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the visual or residential 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 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 interests of clarity.

2. The development shall be restricted to the proposed extension at ground floor and first floor levels only. The proposed attic conversion and second floor extension shall be omitted from the development.

Prior to the commencement of development, revised plans incorporating these changes shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** To ensure that the extension is visually subordinate to the dwelling and to protect the amenities of the residential conservation area.

3. 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 interests of visual amenity.

4. Water supply and drainage arrangements including the disposal of surface water shall be in accordance with the requirements of the planning authority for such works and services.

**Reason:** In the interests of public health.

5. Site development and building works shall be carried out between the hours of 0700 to 1800 hours Monday to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall be allowed only in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of adjoining property in the vicinity.

**Note:** In deciding on this appeal, the Board concurred with the Inspector that the proposed second floor rear extension and the raising of the roof as part of the proposed attic conversion, was unacceptable and would not be in accordance with the visual amenities of the area. The Board did not consider that the “precedent” examples provided by the applicant were persuasive in relation to the subject site. In this regard, the Board also took into account the submission made by the owner of the adjoining property at planning application stage, and also the planning history of the site.

[Please issue a copy of this Direction with the Board Order]

**Board Member**

**Date:** 3<sup>rd</sup> May 2017

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Philip Jones