



An
Bord
Pleanála

Board Direction
PL 06D.248328

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14th September 2017.

In considering the case the Board noted the content of the observations received by the planning authority during the application phase as well as the appeal submissions on file.

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 scale and nature of the development proposed, the zoning objective, Z2 'to protect and / or improve the amenities of residential conservation areas', the nature and scale of development on site and the character of the surrounding area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be detrimental to the character and setting of the subject protected structure or neighbouring protected structures, and would be consistent with the provisions of the Dublin City Development Plan 2016-2022. The proposed would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Plan Partic – include FI to PA.

Reason: In the interest of clarity.

2. The proposed widening of the vehicular entrance shall be permanently omitted from the proposed development.

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

3. The proposed single storey rear extension shall be modified as follows: the extension shall be set back by at least one metre from the Boundary with number 13 Herbert Park. Revd drgs etc. standard.

Reason: It is considered that the extension as proposed, given its height, is too close to the boundary with number 13 and that this set back is necessary to protect the residential amenities of that property and the character and setting of that property (a protected structure), taking into account the pattern of development in the area.

3. External finishes to be agreed (standard)

Reason: In the interest of visual amenity

4. Prior to commencement of development, the developer shall provide for the following: -

(a) The appointment of a conservation expert, who shall manage, monitor and implement works on the site and ensure adequate protection of the historic fabric during those works.

(b) The submission of details of all finishes and of all existing original features to be retained and reused where possible, including interior and exterior fittings/features, joinery, fenestration, plasterwork, features (cornices and ceiling mouldings), roofs, staircases including balusters, handrail and skirting boards.

(c) All repair/restoration works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of Arts, Heritage and the Gaeltacht, 2011). The repair/restoration works shall retain the maximum amount possible of surviving historic fabric in-situ including structural elements, plasterwork

and joinery and shall be designed to cause minimum interference to the building structure and/or fabric.

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

6. 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.

7. 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.

Board Member

Date: 14th September 2017

Conall Boland