



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.248514**

The submissions on this file and the Inspector's report were considered at a Board meeting held on September 12<sup>th</sup> 2017.

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 zoning of the area and the safeguards as set out in the Dublin City Development Plan 2016-2022 for the protection of the residential amenities of existing dwellings, it is considered that subject to the attached conditions the proposed extension would provide improve residential accommodation, would not unduly impact on the residential amenities of adjoining property or the visual amenities of the area and would accordingly 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 be amended as follows:

- a) The proposed 1st floor side windows, one facing south and three facing north, shall be permanently fitted with opaque glazing and shall be only capable of being opened above at least 1.8m over the finished floor level.
- b) The proposed 2nd floor northern side roof windows shall be permanently fitted with opaque glazing.
- c) The proposed panel in the southern elevation of the master bedroom which shall not be glazed or capable of being opened.
- d) The ceiling height of the master bedroom shall be no higher than 2.565m.
- e) The proposed dormer's elevations including any rainwater goods, fascia, and soffits shall be finished in a dark colour in order to blend with the roof finish.
- f) The external finish of the front and side (as viewed from the road) of the proposed 1st floor extension shall match the existing house in respect of materials and colour, and any rainwater goods, fascia, and soffits shall be finished in a dark colour in order to blend with the roof finish.

Revised plans, drawings and particulars showing the above amendments shall be submitted to, and agreed in writing with the Planning Authority, prior to the commencement of development.

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

3 No flat roofed area shall be used or accessed as a roof garden or patio

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

4 The shed shall be used solely for purposes incidental to the enjoyment of the dwelling as such.

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

5 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.

6 S 48 Unspecified

**Board Member**

**Date:** 12.09.17

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Paul Hyde