



An
Bord
Pleanála

Board Direction
PL29S.248678

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th September 2017.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provision of the Dublin City Development Plan 2016-2022, the nature and scale of the proposed development, the pattern of existing development in the vicinity, particularly the adjoining two storey, flat roof dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed flat roof dormer extension would not seriously injure the residential amenities of existing adjacent properties, or the visual amenities of the area and the proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, and notwithstanding the guidelines for residential extensions, the Board is satisfied that in this particular circumstance the proposed extension is an appropriate transition from the single storey dwellings to the more contemporary flat roof two storey adjacent dwelling.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application showing the dormer extension with a flat roof, 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 external finishes of the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 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:

Eugene Nixon