



An
Bord
Pleanála

Board Direction
BD-001106-18
ABP-301068-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/09/2018.

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 design, appearance of the proposed extensions, and the pattern of development in the vicinity, it is considered that, subject to compliance with conditions below (including the omission of the first floor extension and second floor dormer extension), the development proposed would not adversely impact on the Protected Structure on the appeal site, nor any other Protected Structures in the vicinity, would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity nor adversely impact on the setting of the Belmont Avenue/Mount Eden Road Architectural Conservation Area and would not adversely impact on the character of the Residential Conservation Area. The proposed development, therefore, would 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, as amended by the

further plans and particulars received by An Bord Pleanála on the 5th day of March, 2018 and on the 9th day of April, 2018, 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 proposed development shall be amended as follows:
 - (a) The proposed first and second floor extensions shall be omitted.
 - (b) The ground floor extension shall have a flat roof. The lower ground floor extension shall be as per drawing 2017-25-P-100 received by the planning authority on the 4th day of December, 2017.
 - (c) The existing window serving the landing at first floor level shall be retained in situ.

Development shall not commence until revised plans, drawings and particulars showing the above amendments have been submitted to, and agreed in writing with the planning authority.

Reason: In the interests of visual and residential amenity and to ensure that the integrity of the Protected Structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

3.
 - a) An accredited conservation architect shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.
 - (b) All repair works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The repair works shall retain the maximum amount of surviving

historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items that have to be removed for repair shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

Reason: To ensure that the integrity of the Protected Structure is maintained and that the structure is protected from unnecessary damage or loss of fabric.

4. 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.

5. 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.

Note: The Board noted that no S.48 condition was included by the Planning Authority.

Board Member

Date: 14/09/2018

Stephen Bohan