



An
Bord
Pleanála

Board Direction
BD-000926-18
ABP-301357-18

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

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions, for retention and completion of a vehicular entrance and provision of 2 no. private off street car parking space to existing front garden and permission for dishing of public footpath at 23, Howth Road, Clontarf, Dublin 3

and

- (2) refuse permission for roof extension to the rear with flat roof raised 500mm over existing rear roof ridge to allow for extended second/attic floor accommodation with two Velux windows to existing mid-terraced house and alterations to elevations and internal layout, and all associated site works at 24 Howth Road, Clontarf, Dublin 3

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

1. Grant of Permission

Reasons and Considerations

Having regard to the existing character and the prevailing pattern of development in the vicinity, including nearby vehicular entrances, and having regard to the provisions of the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the front layout and access elements of the development for which retention and completion is sought would not seriously injure the visual amenities or the character of the conservation area, would be in accordance with Policy CHC8 of the Development Plan, which aims to facilitate off-street parking where appropriate site conditions exist, and would be acceptable in terms of pedestrian and traffic safety, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, retained 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 roof extension shall be omitted from the proposed development.

Reason: In the interest of clarity, and for the reasons and considerations set out in the accompanying refusal of permission for this element of the overall development.

3. The development for retention and completion shall be amended as follows:
 - (a) parking space(s) shall be not less than 3 by 5 metres;
 - (b) over 50% soft landscaping shall be provided within the front garden area;
 - (c) the proposed vehicular entrance shall not be greater than 2.6 metres in width;
 - (d) the boundary treatments shall comprise of railings on a plinth to match the original boundary treatment that was removed;
 - (e) outward opening gates shall not be provided
 - (f) permeable materials shall be used for the proposed parking areas.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the Planning Authority prior to re-commencement of development.

Reason: In the interests of pedestrian and traffic safety and the visual amenities of the area.

4. Site development and building works shall be carried out between the hours of 1000 to 1600 Mondays to Fridays inclusive, between 1000 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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, and in the interest of pedestrian and traffic safety, having regard to the location of the site adjoining a clearway.

2. Refusal of Permission

Reasons and Considerations

Having regard to the location of the site within an area zoned Z2 – “to protect and improve the amenities of residential conservation areas” in the Dublin City Development Plan 2016 – 2022, to the pattern of development in the vicinity and to the architectural character of the subject property and adjoining properties, it is considered that the proposed attic extension, by reason of its scale, design and height, projecting above the ridge level of the existing roof, would be visually obtrusive and impact negatively on the visual amenity of the area, in this visually sensitive conservation area. The proposed development would, therefore, be contrary to the requirements of the Development Plan, in particular section 16.10.18, policy CHc4 and the zoning objective, and would be contrary to the proper planning and sustainable development of the area.

Board Member

Philip Jones

Date:

15th August 2018