



An
Bord
Pleanála

Board Direction
BD-002310-19
ABP-302868-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/02/2019.

The Board considered the appeal de novo and 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 Z1 Sustainable Residential Neighbourhoods zoning objective for the area as set out in the Dublin City Development Plan 2016-2010, the overall design and scale of the development proposed, the location of the appeal site and the established pattern of residential development in the area it is considered that subject to the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, 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 plans and particulars submitted with the appeal on the 26th October 2018 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. Prior to commencement of work on site revised plans, drawings and particulars showing the following amendments shall be submitted to, and agreed in writing by the Planning Authority and such works shall be fully implemented prior to the occupation of the extension:
 - a) The vehicular entrance shall have a maximum width of 3m wide.
The pedestrian entrance shall have a maximum width of 0.8m
 - b) The proposed rear extension shall project a maximum of 3.5 metres from the existing rear building line at first floor level.
 - c) The existing barge board (horizontal white plaster course located at sill level between ground and first floor levels) on the front elevation shall be retained

Reason: In the interests of the protection of public safety, residential amenity and visual amenity.

3. The footpath in front of the proposed vehicular entrance shall be dished and strengthened at the Developers own expense including any moving / adjustment of any water cocks / chamber covers / public lighting and all to the satisfaction of the appropriate utility company and Planning Authority. With regards to the dishing and strengthening of the footpath the Developer shall contact the Road Maintenance & Control Section of Dublin City Council to ascertain the required specifications for such works and any required permits.

Reason: In the interest of public safety.

- 4 The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and

texture.

Reason: In the interest of visual 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 Site development and building works shall be carried only out between the hours of 08.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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: 07/02/2019

Michelle Fagan