



An
Bord
Pleanála

Board Direction
BD-002632-19
ABP-303227-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/03/2019.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations (1) and subject to the following conditions for the proposed porch, first floor rear extension and front rooflight

and

- (2) refuse permission for the rear dormer extension

generally in accordance with the Inspector's recommendation, for the following reasons and considerations (2).

Reasons and Considerations and conditions (1)

Having regard to the provisions of the Dublin City Development Plan 2016-2022 and the existing pattern of development in the area, in addition to the nature and scale of the proposed first floor extension, it is considered that subject to compliance with the conditions set out below, the porch extension, front rooflight and rear first floor extension would not seriously injure the amenities of the area or of property in the area. 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, 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. Water supply and drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Site development and building works shall be carried out only between the hours of 0700 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.

4. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

Reasons and Considerations (2)

Having regard to the pattern of development in the area and the limited size of the site, it is considered that the proposed rear dormer extension, by reason of its scale, bulk and proximity to the rear site boundary, would be visually dominant and would result in increased overlooking, and seriously injure the amenities of neighbouring properties. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member:

Date: 20/03/2019

Paul Hyde