



An
Bord
Pleanála

Board Direction
BD-005860-20
ABP-306212-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/05/2020.

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 residential zoning objective in relation to the site and the policies and provisions contained City Council development plan in relation to extensions and alterations to dwellings, the Board considered that, subject to conditions set out below, the proposed extension of the dwelling would not seriously injure the amenity of the area through excessive overshadowing or overlooking, would not be prejudicial to public health, and would generally be acceptable in terms of traffic safety and convenience. The proposed development would therefore be in accordance with the proper planning and sustainable development of the area

Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application and by the further plans and particulars received by An Bord Pleanála on the 19th day of December, 2020, 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.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>The existing eaves line of the property shall be maintained on the front elevation and any protruding dormer elements shall be omitted from the front elevation as per option B indicated on drawing no. 1919-AP-0100 submitted to An Bord Pleanála on the 19th Day of December 2020.</p> <p>Reason: In the interests of orderly development and the visual amenities of the area.</p>
3.	<p>1st floor en-suite windows on the side elevation shall be permanently glazed with obscured glass as indicated on drawing no. 1919 - PL - 0100</p> <p>Reason: In the interests of visual amenity.</p>
4.	<p>The external finishes of the proposed extension including roof tiles/slates shall be agreed in writing with the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
5.	<p>The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p>

	<p>Reason: To restrict the use of the extension in the interest of residential amenity</p>
6.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 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.</p> <p>Reason: In order to safeguard the [residential] amenities of property in the vicinity.</p>
7.	<p>Water supply and drainage arrangements including the attenuation of surface water shall be agreed in writing with the planning authority prior to the commencement of development.</p> <p>Reason: in the interests of orderly development.</p>
8.	<p>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 soil, debris and other material and if the need arises for cleaning works to be carried out on the adjoining joining public roads the said cleaning works shall be carried out at the developer's expense.</p> <p>Reason: To ensure that the adjoining roadways are kept clean and safe during the construction works and in the interest of orderly development</p>
9.	<p>The following requirements of the Transportation Planning Division shall be strictly adhered to</p> <p>(a) Details of any works to any telephone poles, footpaths or kerbs associated with the widening of the entrance shall be provided to the requirements of the Area Engineer Roads Maintenance Department</p> <p>(b) gates shall be inward opening only and shall not open on to the public footpath</p>

	<p>(c) all costs incurred by Dublin City Council including any repairs to the public road and services necessary as a result of the development shall be at the expense of the developer.</p> <p>(d) The developer shall be obliged to comply with the requirements set out in the Code of practice.</p> <p>Reason: In the interest of orderly development.</p>
10.	<p>S48 Unspecified.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>

Board Member

Date: 29/05/2020

Paul Hyde