



An
Bord
Pleanála

Board Direction
BD-007136-20
ABP-308095-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/12/2020.

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 provisions of the Dublin City Development Plan 2016-2022, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the residential property in the vicinity or the established character of the area or the visual amenities of 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, as amended by the further plans and particulars submitted on the 21st day of July 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.

Reason: In the interest of clarity.

2. The reinstated external finish of the front elevation of the dwelling shall match exactly that of the existing finishes and appearance of the house in respect of materials and colour. Roof tiles shall be removed prior to demolition, retained and reused on the front roof plane. Details of the materials, colours and textures of all other external finishes to the building shall be submitted to and agreed in writing with the Planning Authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The side dormer/first floor extension shall be clad to its front and side walls with vertically hung slates/tiles to match the existing roof finish.

Reason: To protect existing visual amenities

4. The windows of ensuite 1 and ensuite 3 on the first floor on the southern and western elevations respectively shall be glazed with obscure glass.

Reason: To prevent overlooking of adjoining residential property.

5. The flat roofs of the extensions hereby approved shall be accessed for fire escape and maintenance purposes only.

Reason: To protect existing amenities.

6. The garden shed shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses or for any use other than as a use incidental to the enjoyment of the dwelling house as such, unless authorised

by a prior grant of Planning Permission.

Reason: In the interests of residential amenity.

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8. (a) The driveway entrance shall not exceed 3.6 metres in width and shall have inward opening gates only.

(b) Footpath and kerb to be dished and new entrance provided to the requirements of Dublin City Council's Area Engineer, Roads Maintenance Division.

(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.

Reason: To ensure a satisfactory standard of development in the interest of public safety.

9. (a) Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

(b) To minimise the risk of basement flooding, all internal basement drainage shall be lifted, via pumping, to a maximum depth of 1.5 metres below ground level before being discharged by gravity from the site to the public sewer.

Reason: In the interest of public health.

10. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 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.

11.S 48 unspecified.

Board Member

Date: 09/12/2020

Terry Prendergast