



An  
Bord  
Pleanála

**Board Direction**  
**BD-007739-21**  
**ABP-308721-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/03/2021.

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 zoning objective for the site and the scale and design 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 visual amenities in the area or the residential amenities of properties in the vicinity and would not detract from the character and integrity of the Protected Structure RPS Ref No. 4288 and neighbouring protected structures. The proposed development would, therefore, be in accordance with the Z2 zoning objective of the Dublin City Council Development Plan 2016-22 and 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 21<sup>st</sup> day of August 2020 and the 29<sup>th</sup> day of September 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 proposed development shall be amended as follows:

- (a) The side extension hereby permitted shall be reduced to three storeys only, in keeping with the height of the side extension of No. 32 Lansdowne Road.
- (b) The fenestration pattern of the front elevation of the side extension shall be in keeping with the fenestration pattern of the side extension of No. 32 Lansdowne Road.
- (c) The two bottom panels of the north east facing windows to the Upper Ground Floor extension as shown on Drawing No. FI.04 shall be fitted with obscure glazing to at least a minimum of 1.5 metres above floor level..
- (d) The vehicular entrance shall be a maximum 3.0m wide and shall not have outward opening gates.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of conservation and residential amenity.

3. The external finishes of the proposed extensions shall be in keeping with the existing house in respect of colour and texture. Samples of proposed materials and details of the 'Privacy Green Wall' to the deck shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. (a) A conservation expert shall be employed to manage, monitor and implement the works on the site and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric.
- (b) All works to the protected structure shall be carried out in accordance with best conservation practice as detailed in the application and the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011. The works shall retain the maximum amount of surviving historic fabric in situ, including structural elements, plasterwork (plain and decorative) and joinery and shall be designed to cause minimum interference to the building structure and/or fabric. Items to be removed for repair or reuse shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
- (c) All existing original features, including interior and exterior fittings/features, joinery, plasterwork, features (including cornices and ceiling mouldings), staircases including balusters, handrail and skirting boards, original historic railings and granite plinth slabs shall be protected or reused during the course of the works.
- (d) A high quality planting and landscaping scheme appropriate to the setting of the Protected Structure shall be submitted to, and agreed in writing with, the planning authority.

Reason: To ensure that the integrity and character of the protected structure and its curtilage is maintained, the structures are protected from unnecessary damage or loss of fabric and to ensure that the proposed works are carried out in accordance with best conservation practice.

5. Water supply and drainage arrangements, including the 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 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.

Reason: In order to safeguard the residential amenities of property in the vicinity.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

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.

**Board Member**

**Date:** 24/03/2021

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Terry Prendergast

**Note:** The Board did not consider it necessary, as recommended by the Inspector, to

- relocate bedroom windows to the side elevation of the side extension above ground level or
- omit two north east facing windows to the Upper Ground Floor extension or
- provide a 2m high and obscured screening to the north east boundary of the deck

as it considered that the retention of the windows and the deck as proposed would not significantly impact on adjoining residential amenity.

Please issue Direction with Order.