



An
Bord
Pleanála

Board Direction
BD-008884-21
ABP-310254-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/08/2021.

The Board decided to make a split decision, to

- (1) grant permission for the proposed rear extension for the reasons and considerations marked (1) under and subject to the conditions set out below, and
- (2) refuse permission for the proposed alterations to the main roof of the house for the reasons and considerations marked (2) under.

In deciding not to accept the Inspector's recommendation to grant the proposed alterations to the main roof the Board considered that the proposed increase in height above the existing roof level by 1.1 metres and the steeper slope in the proposed glazing would be visually obtrusive given the scale, proportions and architectural form of the existing house, and in the context of the terrace row.

Reasons and Conditions (1)

Having regard to the location of the site, to the 'Z2' zoning objective pertaining to the site (to protect and/or improve the amenities of residential conservation areas) and Policy CHC4 (to protect the special interest and character of conservation areas) contained within the Dublin City Development Plan 2016-2022, the nature and scale of the proposed development, and to the existing pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not cause harm to the visual amenities, special

interest or character of the conservation area in which it is located and would, therefore, comply with the provisions of the Dublin City Development Plan 2016-2022 and accordingly would be in accordance with the proper planning and sustainable development of the area.

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 the 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 glazing within the west facing window of the extension shall be manufactured opaque and permanently maintained as such.

Reason: To protect the residential amenity of adjoining property to the west.

3. 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 and to ensure a satisfactory standard of development.

4. The site building works required to implement the development shall be carried out between the hours of 0700 to 1900 Monday to Fridays, 0800 hours to 1400 hours on Saturdays and not at all on Sundays or bank holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be

given subject to conditions pertaining to the particular circumstances being set by the planning authority.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

5. The site development works and construction works shall be carried out in such a manner so as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises the applicants shall carry out appropriate cleaning works such works shall be carried out on adjoining road at the developer's expense.

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

Reasons and Conditions (2)

As per PA Schedule 2 Reason 1

Board Member:



Michelle Fagan

Date: 18/08/2021

