

An
Bord
Pleanála

Board Direction
BD-009851-22
ABP-310994-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/01/2022.

The Board considered the appeal de novo and 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 Z1 zoning objective relating to the site and the nature and extent of the proposed development, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or of nearby dwellings. 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 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 development hereby approved shall be amended as follows:
 - (a) The proposed rooflights on the front plane of the roof of the house shall be omitted.
 - (b) The vertical privacy fin treatment to the rear first floor extension shall be angled such that they redirect and channel views eastwards down the rear garden rather than across towards the southern boundary of the site, while the vertical privacy fin treatment to the front of the first floor rear/side extension shall be angled so that views are directed away from the front of the dwelling to the north.

Details of all the above alterations shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of visual and residential amenity.

3. Details of all the materials, colours and textures of all external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of visual amenity.

4. The vehicular entrance serving the driveway shall not exceed 3 metres in width and shall not have outward opening gates.

Reason: In the interests of traffic and pedestrian safety.

5. The footpath and kerb shall be dished in accordance with the requirements of the planning authority.

Reason: In the interest of orderly development.

6. 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: In the interest of orderly development.

7. Water supply and drainage arrangements, including the attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of orderly development.

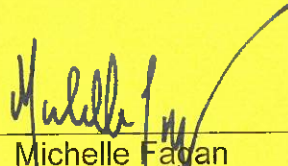
8. The developer shall enter into a water and/or wastewater connection agreement with Irish Water prior to the commencement of development.

Reason: In the interest of public health.

9. Site development and building works shall be carried out only between the hours of 0700 hours to 1900 hours Monday to Friday inclusive and between 0800 hours and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times will only be allowed in exceptional circumstances where written prior approval has been received from the planning authority.

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

Board Member


Michelle Fagan

Date: 25/01/2022

Note: In not agreeing with the Inspector's recommendation to omit the conversion from hipped roof gable to an A-gable, and to include a box dormer to the side roof, the Board had regard to the location of the site at the start of Dunseverick Road and to the design, scale and nature of the proposed configuration of the side extension, and considered that the proposed development would be acceptable in the streetscape and would not be injurious to properties in the vicinity. Furthermore, the Board agreed with the Inspector's view that the proposed box dormer window to the rear would not adversely affect the visual or residential amenities of property in the vicinity.

