

An
Bord
Pleanála

Board Direction
BD-010071-22
ABP-312023-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/02/2022.

The Board decided to make a split decision, to

- (1) grant permission, for the following reasons and considerations and subject to the following conditions for the demolition of the garage, construction of a single storey extension and alterations to rear and side windows/doors.

and

- (2) refuse permission for alteration to front garden wall and creation of a vehicular access and for construction of a new boundary wall centred on the laneway

generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

(1) Reasons and Considerations

It is considered that subject to compliance with the conditions set out below, the proposed single storey extension and alterations to rear and side windows/doors would not seriously injure the residential amenities of adjoining properties or the visual amenities of the area, would not be prejudicial to public health or public safety or adversely affect the environment and would 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 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. Details of the materials, colours and textures of all the external finishes to the proposed development, 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 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.

Reason: To restrict the use of the extension in the interest of residential amenity.

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

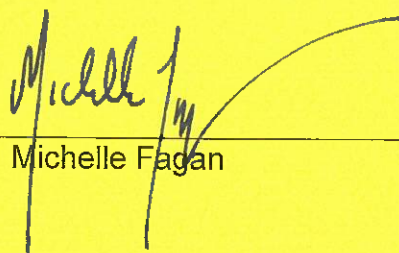
5. Water supply and drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

(2) Reasons and Considerations

1. It is an objective of Dublin City Council under Policy MT14 of the Dublin City Development Plan 2016-2022 to seek to retain on-street parking as a resource for the city as far as practicable. It is considered that the site is located in an area where there is heavy reliance on on-street parking and that the proposed development of a new vehicular entrance and front garden parking bay would result in the loss of existing controlled on street parking reducing the supply available to residents on the street and in the wider area. The proposed development would therefore contravene Policy MT14 and be contrary to the proper planning and sustainable development of the area.
2. It is considered that the construction of a new boundary wall centred on laneway would eliminate an existing on-site parking bay and may interfere with access to drainage infrastructure. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member:



Michelle Fagan

Date: 18/02/2022

