



An
Bord
Pleanála

Board Direction
BD-011978-23
ABP-315146-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/03/2023.

The Board decided to make a split decision, to

GRANT permission for single storey porch extension to front of house in accordance with the said plans and particulars subject to the conditions set out below.

REFUSE permission for bay window to front of house based on the reasons and considerations hereunder.

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. Surface water drainage arrangements for the proposed development shall be in accordance with the conditions attached to planning register reference number

3609/22, and shall otherwise comply with the requirements of the planning authority.

Reason: In the interest of public health.

3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including measures to ensure that the adjoining streets are kept clear of soil, debris and other material, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0900 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.

Reasons and Considerations

It is considered that the bay window, if permitted, would give rise to an undesirable precedent that cumulatively has the potential to give rise to further erosion of the special character and visual qualities of this planned residential streetscape scene that forms part of the larger Marino residential conservation area. Furthermore, it is considered that the bay window would be a type of development which that would be contrary to Section 11.5.3; Policy BHA9; Policy BHA10; and Section 1.1 and 1.7 of

Volume 2 Appendix 18 of the Dublin City Development Plan, 2022-2028 in this regard. This element of the proposed development would, therefore be, contrary to the proper planning and sustainable development of the area.

Board Member: 
Peter Mullan

Date: 31/03/2023

