

An  
Bord  
Pleanála

**Board Direction**  
**BD-016644-24**  
**ABP-318319-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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**

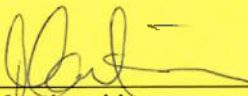
Having regard to the grounds of appeal, the observations of third parties, the residential zoning objective, which seeks to protect and/or improve the amenities of residential conservation areas and, the policy framework provided by Appendix 18 of the Dublin City Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the conditions set out below, would provide a reasonable improvement of the accommodation on site, would not have a negative impact on the existing dwelling in terms of its scale and character, would not adversely impact the residential and visual amenities of adjacent properties, including no. 39 Curzon Street, would not detract from the conservation area designation as the proposed development, on balance, would respect and protect the character of the surrounding area and, as such, would be consistent with the proper planning and sustainable development of the conservation area.

## Conditions

1.	<p>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.</p> <p><b>Reason:</b> In the interest of clarity.</p>
2.	<p>The first floor shower room window on the rear elevation shall be glazed with obscure glass.</p> <p><b>Reason:</b> To prevent overlooking of adjoining residential property.</p>
3.	<p>Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.</p> <p><b>Reason:</b> In the interest of public health.</p>
4.	<p>Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development including the south elevation of the first floor extension, which shall harmonise with the existing dwelling in respect of materials and colour.</p> <p><b>Reason:</b> In the interest of visual amenity.</p>

5.	<p>Site development and building works shall be carried out only between the hours of 0800 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.</p> <p><b>Reason:</b> In order to safeguard the residential amenities of property in the vicinity.</p>
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**Board Member**

  
Martina Hennessy

**Date:** 18/06/2024