

An
Bord
Pleanála

Board Direction
BD-018713-25
ABP-319901-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/01/2025.

The Board decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the Z2 residential zoning objective for the area, the specific characteristics of the site and the pattern of development in the area, including similar type extensions to the rear of dwellings in the vicinity, and the policy and objectives set out in the Dublin City Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the conditions set out below, would not detract from the character of the area, would not seriously injure the residential or visual amenities of the area and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to issue a split decision to refuse planning permission for the proposed extension and grant planning permission for the demolition of the sunroom and wall in the rear garden, the Board considered that the proposed development was of a similar size and scale to the rear extensions on the dwellings either side of the subject site and that the proposed extension which is the subject of the current application, due to its relatively modest scale, would not seriously injure the visual and residential amenities of the area.

including the property to the immediate north and therefore 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 and to ensure an appropriate high standard of development.

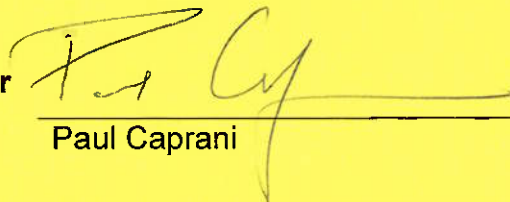
3. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written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

Reason: To safeguard the amenity of property in the vicinity.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

Board Member



Paul Caprani

Date: 22/01/2025