

An
Coimisiún
Pleanála

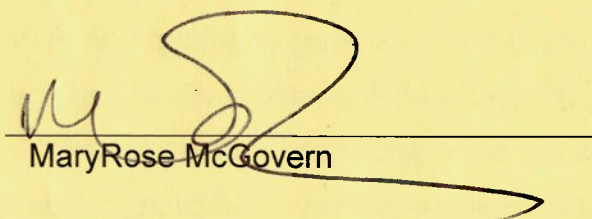
Direction
CD-020513-25
ABP-322437-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20/08/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Mary Rose McGovern

Date: 20/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to Section 5.0 of Appendix 18 of the Dublin City Development Plan 2022-2028 (Attic Conversions/Dormer Windows), and having regard to the design, scale and appearance of the proposed extension and conversion, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions below, the development proposed would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity and would not adversely impact on the character of the area. The proposed development, 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, as amended by the further plans and particulars received by the Planning Authority on the 18th day of February 2025 and the 18th day of March 2025, 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. The flat roof area over the ground floor shall be accessible for maintenance purposes only and shall not be used as a balcony or external seating area.

Reason: To protect the amenities and privacy of adjoining residents.

3. The proposed trellis screening with climbing vegetation, shall be replaced with a screen of opaque glazing or metal lattice, details of which shall be agreed with the planning authority, prior to the commencement of development.

Reason: To protect the amenities and privacy of adjoining residents.

4. The split window to the first-floor rear window shall be one-part non-opening on the western side, and the other part on the eastern side shall be side hung from the right hand side when viewed from within the bedroom. All glazing on the window will be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

5. 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: To prevent flooding and in the interests of sustainable drainage.

6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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.

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

7. The chimney stack on the dwelling which is shared with No. 27 Daniel Street shall be retained.

Reason: In order to preserve the character of the area.