

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3374/15

An Bord Pleanála Reference Number: PL 29S.245635

APPEAL by Ciaran Quinlan care of Bluett and O'Donoghue Architects of Number 1 Chancery Street, Dublin and by Ann Grealay of 78 Saint Magdalen Terrace, Stella Gardens, Irishtown, Dublin against the decision made on the 29th day of September, 2015 by Dublin City Council to grant subject to conditions a permission to Christina Collins care of Joseph English of The Quay, Portrane, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: A two-storey extension to rear and two velux windows to front at 89 Veronica Terrace, Stella Gardens, Irishtown, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the Residential Conservation Area zoning objective for the area and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, 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. The proposed development shall be amended as follows:
- (a) A single bedroom only shall be provided at first floor level.
 - (b) The rear extension at first floor level shall project a maximum of three metres beyond the original rear building line of the dwelling.
 - (c) The existing chimney shall be retained in the development.
 - (d) A single window in the rear elevation at first floor level measuring a maximum of 1.6 metres by 1.6 metres shall be provided. This window shall be fitted and thereafter permanently maintained with obscure glazing.
 - (e) A maximum of two roof lights shall be fitted to the flat roof of the first floor rear extension. The location of these roof lights (if any) shall be indicated on the Site Plan and Floor Plan drawings submitted as part of the compliance with this condition.
 - (f) The proposed rooflights to the front elevation shall be omitted.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. The external finishes of the proposed extension shall be the same as those of the rear of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Site development and building works shall be carried out between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.