

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3706/15**

An Bord Pleanála Reference Number: PL 29N.245883

**APPEAL** by Michael Connolly and others of 21 Collinswood, Collins Avenue, Dublin and by Joe O'Flaherty and others of 63 Seafield Road East, Clontarf, Dublin against the decision made on the 19<sup>th</sup> day of November, 2015 by Dublin City Council to grant subject to conditions a permission to Patrick Lawlor care of Peter O'Dwyer Architects of 9 Holywell Row, Holywell, Swords, County Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** (1) Conversion of the attached single storey side garage to a habitable room and replacement of the existing timber doors to the front of the attached single storey side garage to a bay window, (2) construction of a single storey front entrance porch, (3) an attic conversion with raised gable wall, new window in raised gable wall at attic level, one roof light to front roof and two roof lights to rear roof, (4) demolition of existing chimney stack on gable wall at first floor level, (5) retention of rear pedestrian entrance from Collinswood, Collins Avenue to the back garden and installation of galvanised metal gate at same and (6) all associated site works. All at 276 Collins Avenue West, Whitehall, 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 zoning objective, to the design, layout and scale of the proposed development and the development to be retained and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development and development to be retained would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. The proposed development and development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## CONDITIONS

1. The development shall be carried out, completed and retained 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, completed and retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The extension to the side slope of the hipped roof and the roof light to the front slope shall be omitted. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. The pedestrian gate to the rear of the property shall consist of materials appropriate to the suburban setting of the area and the gates shall open inwards only and shall not open out onto the cul-de-sac. Details of the gate materials shall be submitted to, and agreed in writing with, the planning authority prior to the erection of the gate.

**Reason:** In the interests of pedestrian and traffic safety.

4. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.

5. 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 hours 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.

6. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

7. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

**Reason:** To restrict the use of the extension in the interest of residential amenity.

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

**Dated this            day of            2016.**