

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB 1256/15

An Bord Pleanála Reference Number: PL 29N.245926

APPEAL by Paula and Sheila Thompson and others care of Feargall Kenny of 45 Hainault Drive, Foxrock, Dublin against the decision made on the 24th day of November, 2015 by Dublin City Council to grant subject to conditions a permission to Cian McMorrow and Tegan White care of Brennan Furlong of Unit SF3, The Chocolate Factory, 26 Kings Inn Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Works to existing single-storey one bedroomed detached dwelling including demolition of existing conservatory to allow construction of new single-storey extension to front incorporating re-located entrance door, associated alterations to existing internal layout, and construction of new first-floor extension over to provide 1 number additional bedroom at this level along with living accommodation and roof-terrace and all associated site works at 85b Clontarf Road, Clontarf, 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 development plan objectives for the area, the nature and scale of the proposed domestic extension and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development of a contemporary design would be in accordance with the provisions of the development plan, would not detract from the integrity of the Residential Conservation Area or integrity of Protected Structures therein, would not seriously injure the amenities of residents in the area and would be acceptable in terms of open space and traffic safety. 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. as amended by the further plans and particulars submitted on the 29th day of October, 2015, 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 first floor balcony layout shall be modified such that the balcony side screening shall be wrapped around onto the southern edge of the balcony for a distance of at least one metre in order to enhance the privacy of number 84 Clontarf Road to the south. 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 interest of visual and residential amenity.

3. 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.

4. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2016.