

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3807/15

An Bord Pleanála Reference Number: PL 29S.245941

APPEAL by Seán and Nuala Ua hÚigín of 1 Belgrave Villas, Belgrave Avenue, Rathmines, Dublin against the decision made on the 4th day of December, 2015 by Dublin City Council to grant subject to conditions a permission to Jackie McWeeney care of Fergal McGirl of Lower Ground Floor, 10 North Great Georges Street, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Removal of sections of rear external wall at ground floor level, and construction of a ground floor single-storey extension to the rear of the dwelling, the re-plastering of the rear elevation of the house and changes to the existing kitchen to incorporate a utility room and ground level WC. The development will also include changes to the internal layout of the existing return bathrooms at first and second floor level at 2 Belgrave Villas, (Protected Structure) 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 Zone Z2 'Residential Neighbourhoods (Conservation Areas)' land use zoning objective for the area in the current 2011-2017 Dublin City Development Plan and in particular to the Protected Structure status of Number 2 Belgrave Villas (Record of Protected Structures reference number 8412) and the pattern of development in the area, it is considered that, the proposed development, subject to compliance with the conditions set out below, 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 dwelling shall be used a single dwelling house and shall not be subdivided or used for multiple occupancy.

Reason: In the interest of proper planning and sustainable development.

3. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0900 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.

4. The development shall comply with the following requirements:
 - (a) All works shall be carried out in accordance with best Conservation Practice and the Architectural Heritage Protection Guidelines and Advice Series issued by the Department of Arts, Heritage and the Gaeltacht. Any repair works shall retain the maximum amount of surviving historic fabric in situ including structural elements.
 - (b) A Conservation Architect shall be employed to manage, monitor and implement the works on site and to ensure adequate protection of the historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the building structure and/or fabric and shall be carried out as per the submitted Conservation Methodology.
 - (c) (i) The developer shall confirm the scope and specification for the proposed conservation works to the interior accommodation including the repair using appropriate materials of the plain and decorative lime plasters on foot of the proposed demolitions/stripping out works.

- (ii) Details of any proposed damp treatment/upgrading works shall be confirmed as necessary with the Conservation Section on site and the developer shall submit the approved details in writing for agreement for approval of the planning authority.
 - (iii) The developer shall confirm the scope and specification of the proposed conservation works to the rear exterior including render and masonry repairs and alterations based on the site findings – a strategy for the conservation of the render to be informed by historic details surviving. Site exemplars shall be provided on site to indicate the character of the proposed render and to re-establish an overall coherent scheme to the rear.
 - (iv) The masonry nibs to the extant kitchen opening and small structural nibs to form the proposed new stairwell opening to the extension shall be retained.
- (d) All repair of remaining original fabric and/or reinstatement of lost features shall be carried out by suitably experienced conservators of historic fabric, heritage contractors and/or skilled craftsmen. Materials and details shall be informed by appropriate extant examples in-situ or in similar/adjacent properties.

Reason: To ensure that the integrity of the Protected Structure number 2 Belgrave Villas is maintained and that all works are carried out in accordance with best conservation practice.

5. The development shall comply with the following requirements:
- (a) During the construction phase, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control'.

- (b) Noise levels from the proposed development shall not be so loud, so continuous, so repeated, of such duration or pitch or occurring at such times to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular the rated noise levels from the proposed development shall not constitute reasonable grounds for complaint as provided for in B.S. 4142 method for rating industrial noise affecting mixed residential and industrial areas.

Reason: In the interest of residential amenity.

6. 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.