

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB1321/15

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APPEAL by Tom Synnott and Adrienne Synnott care of AOS Planning of 2nd Floor, The Courtyard, 25 Great Strand Street, Dublin against the decision made on the 8th day of December, 2015 by Dublin City Council to grant subject to conditions a permission to John Broderick care of ODKM Architects of 3 Terenure Place, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Development consisting of alterations and extensions to existing part two-storey/part single storey semi-detached dwelling resulting in an increase in habitable floor area from 298.9 square metres to 353.8 square metres and a reduction in the number of bedrooms from six to five. The proposed works comprise the following elements: (a) Demolition of existing single storey conservatory to rear, single storey kitchen area to rear, single storey section of study and covered entrance to front, mansard style vertical roof at first floor level to the rear, chimney in rear roof plane, single storey shed structure in rear garden along west boundary; (b) Construction of new single storey extension to front (increasing size of re-located lounge and hall), new part two/part single storey extension to rear (with cantilevered single storey dining area at ground floor level), new flat roofed dormer box to rear of main roof; (c) Internal alterations; (d) Elevational alterations including the provision of new window to side (west) elevation at first floor level serving adapted first floor hall, new velux rooflight to rear of main roof serving en-suite, cladding of external wall to rear of bedroom four at first floor level to match proposed extension materiality, and (e) All associated site works and landscaping including terrace with boundary screen planting at ground floor level to rear, all at "Hazelbrook", 91 Bushy Park Road, Terenure, 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 objectives for the area 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 would not seriously injure the amenities of the area or of property in the vicinity and would be acceptable in terms of traffic safety, public health and convenience. 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 ground floor terrace shall be omitted. Revised drawings providing for this omission shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

Reason: In the interest of protecting the residential amenity of adjoining properties.

3. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between the hours of 0800 and 1400 on Saturdays and not at all on Sundays, Bank or 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. 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. 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: In the interest of residential amenity.

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

Dated this day of 2016.